



Plan Year
2026-2030

WELD COUNTY CONSOLIDATED PLAN

Includes 2026 Action Plan

Community Development Block Grant Program



Executive Summary

ES-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

1. Introduction

Weld County is Colorado's third-largest county, covering 4,016 square miles and situated on Colorado's northern high plains with panoramic views of the Rocky Mountains. The county was established in 1861 and is one of the original seventeen counties in the Colorado Territory. The county is home to thirty-two incorporated municipalities, each with its own unique stories and charm, the Pawnee National Grassland, and St. Vrain State Park.

Weld County has a rich history rooted in agriculture, energy production, and manufacturing. The county seat, Greeley, was founded as a utopian farming community in 1870 and has since grown into a significant urban center. Over the years, Weld County has experienced substantial population growth, driven by its diverse economy and strategic location near major urban areas like Denver and Fort Collins. As of 2023, the county's population is estimated at approximately 359,442, reflecting its status as one of the fastest-growing regions in Colorado.

In August 2019, Weld County received a letter from the U.S. Department of Housing and Urban Development (HUD) designating the county an Urban County. Meaning, the county is eligible to become an Entitlement County by submitting an approved Consolidated Plan to HUD thus receiving Community Development Block Grant (CDBG) funds.

HUD CDBG Program has provided a flexible source of annual funding to communities since 1974. The CDBG program offers local governments, in conjunction with citizen participation, the opportunity to address a wide range of community development needs in which at least 70% of the funding must principally benefit low and moderate-income persons.

There are three national objectives CDBG programs must meet. They are to principally benefit low- and moderate-income persons; prevent and/or eliminate slums & blights; and satisfy an urgent need in a community.

The County's goals laid out in its' 2023-2028 Strategic Plan are in line with the national objectives. The County's Strategic Plan lists these as goals: ensure healthy, safe and livable communities; balance growth and development; plan for resilient infrastructure, facilities and resources; be an employer of choice; provide excellent, cost effective service delivery; and enhance accessible communication, outreach and awareness.

Weld's approach in meeting its goals is comprehensive and holistic. Community development, housing, and economic development are interwoven. Meeting the needs of persons, neighborhoods, communities and the County must be addressed to create a vibrant, healthy community and county

environment. The Consolidated Plan will assist in defining CDBG program strategies and goals to address many of those needs.

The Consolidated Plan is a collaborative five-year planning document identifying housing, community and economic development needs throughout the county, particularly for low- to moderate-income residents. The plan outlines available resources, programs; and establishes a strategy for prioritizing and addressing needs. It sets goals, objectives and measurable outcomes for the county's CDBG performance. The plan emphasizes strategic planning and citizen participation in a comprehensive context reducing duplication of effort at the local level. The plan establishes a unified vision for housing, community and economic development actions. It offers local jurisdictions the chance to shape various programs into effective, coordinated neighborhood and community development strategies. Communities in Weld County range from urban to rural and have different needs. This document attempts to address the housing and community development needs of the county, while discussing goals and strategies for meeting those needs.

2. Summary of the objectives and outcomes identified in the Plan

During 2026, the Weld County Community Development Block Grant (CDBG) Program asked municipalities, non-profits and housing providers/agencies for their thoughts on the needs of low and moderate-income persons, community development in their community, in the County and in their agencies.

The list of needs submitted was very broad and inclusive. Placing the selection of needs into categories of housing, services, and community development allow for strategically broad scope of need, thus permitting specific projects to be tackled and still meet a categorized need.

In analyzing the needs of Weld County through various meetings with County staff, municipalities, housing, non-profit agencies, and citizens, the top needs were: Public improvements and infrastructure, housing affordability, and access to services.

Infrastructure is a significant need in the County and its participating jurisdictions. Water/wastewater/sewer plant expansion and improved drainage were listed as high need throughout the County. There is a growing need for public facilities such as recreation and community centers. Sidewalks and trails are needed to provide safe access to services within the various communities according to the Needs Assessment.

Housing needs were the most identified. A greater supply of affordable housing, more diverse housing options, and quality, safe housing that meets health and safety standards are needed. Affordable housing continues to rise as one of the top needs of people in the county. Cost burden is one of those issues impacting affordable housing.

Vacancy rates are at the lowest rate in a decade. A healthy vacancy rate typically falls between 3% and 5%. This range indicates a balanced housing market where there is enough available housing to accommodate new residents and allow for mobility, but not so much that it suggests an oversupply or economic issues. However, for rural communities, this percentage can be slightly higher, ranging from 5% to 7%, depending on the community's economy and population trends. In 2013, 7% of the total housing units in Weld County were vacant. By 2023, the rate had decreased to 4% representing a 21.8% decrease in Weld County vacancies. The County population is projected to be around 422,751 in 2030. Housing affordability is impacting on all economic sectors of the County. Housing preservation through housing rehabilitation programs has become an important tool in the CDBG toolbox to allow seniors and low to moderate income persons to stay in their homes.

Another high priority need is access to services. Access to services through transit opportunities are lacking in all parts of the county. Transportation is a key issue brought up by multiple organizations and persons in the Needs Assessment. There is a definite lack of transit and transportation options outside the Greeley metro area. Local access to medical services, safe and reliable childcare, and affordable and reliable broadband are also top priorities. Improved accessibility to public facilities and services for the elderly and disabled was also listed as a need

Communication to low and moderate-income is identified as a need. Communications of what services are available is needed to help with education, health care, and other opportunities. There is a lack of internet access in some smaller communities or in unincorporated areas.

Weld County has prioritized in its own County-wide Strategic Plan several goals including: ensuring healthy, safe and livable communities; balancing growth and development; planning for resilient infrastructure, facilities and resources and enhancing accessible communication, outreach and awareness.

3. Evaluation of past performance

A Consolidated Annual Performance and Evaluation Report (CAPER) is required by the U.S. Department of Housing and Urban Development (HUD) from entitlement grantees, detailing their progress in using HUD funds (like CDBG) to meet community housing and development goals from their Consolidated Plan and Annual Action Plans. The report covers accomplishments, financial data, and performance metrics. For each year to date the CAPER was submitted, the County has received letter from HUD acknowledging their continuing capacity to administer the Weld County CDBG Program and they found the projects funded by this program consistent with the County's Consolidated Plan.

4. Summary of citizen participation process and consultation process

It is the policy of Weld County to ensure adequate citizen involvement in the planning, implementation, and evaluation of its housing and community development programs. Weld County has developed a Citizen Participation Plan to encourage citizen participation in the Consolidated Plan, Annual Action Plan

and Consolidated Annual Performance and Evaluation Report. This Citizen Participation Plan is prepared and implemented in accordance with the guidance provided in U.S. Department of Housing and Urban Development (HUD) Regulations 24 CFR Part 91.105.

Consultations, direct mailings/emails and other contact have been made with local and regional organizations that serve those in protected classes, or that provide assisted housing, health services, and social services, including those focusing on services to children, elderly persons, persons with disabilities, persons with HIV/AIDS and their families, and homeless persons.

Public hearings will be held at least twice per year at key stages of the process to obtain the public's views and to provide the public, to the greatest extent possible, with responses to their questions and comments. The County holds public hearings to obtain input regarding community needs during the development of the Consolidated Plan; to review proposed uses of the funds in each Annual Action Plan; and to review program performance in the Consolidated Annual Performance and Evaluation Report.

5. Summary of public comments

There have been several ways that citizen comments were requested. We have used social media, surveys posted on the County webpages calling for public input, survey questionnaires directly emailed to stakeholders, outreach at community events and newspaper outlets to request comments from the public. We have received comments ranging from community needs to personal needs.

Some of the comments received from citizens include the need for more housing options such as condos, townhomes, multi-family units, and senior housing. Other needs that were high on the list are affordable and reliable broadband services, home repairs, handicapped accessibility, better roads and sidewalks, affordable childcare, transportation to services and the need for more recreation centers and activities. one of the greatest needs listed was transportation to services.

6. Summary of comments or views not accepted and the reasons for not accepting them

So far, we have not received comments that have not been accepted.

7. Summary

In summary, the high priority needs of the County and its communities have been selected after receiving comments from the public, the staff, and the municipality partners. The needs fall into the need for improvements to public facilities and infrastructure, housing affordability and access to services. To meet these needs, the County developed its Consolidated Plan strategy to develop partnerships to meet these needs. Targeting these needs through an action plan to give more weight to projects meeting the needs identified. The County Commissioners have prioritized Public Improvements and adequate public infrastructure, Access to Public Services and Housing Preservation as targets for projects for the CDBG program.

The Process

PR-05 Lead & Responsible Agencies - 24 CFR 91.200(b)

1. Describe agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
CDBG Administrator	WELD COUNTY	CDBG Program

Table 1 – Responsible Agencies

Narrative

Weld County, through its Department of Finance, will act as the lead agency for the Community Development Block Grant (CDBG) program and the development of the Consolidated Plan, Action Plan and Consolidate Annual Performance Evaluation Plan. Throughout the Consolidated Plan, a list of actual and potential partners for the CDBG program are listed. These agencies and organizations play key roles in delivering and managing housing, community and economic development programs throughout the County.

The Consolidated Plan is part of a larger grants management and planning process that can be divided into six phases: (1) determining needs, (2) setting priorities, (3) determining resources, (4) setting goals, (5) administering the programs, and (6) evaluating performance. The Consolidated Plan incorporates the first four phases. The fifth phase, administering the programs, encompasses all the actions a grantee undertakes throughout a given program year. The final phase, evaluating performance, is documented in the Consolidated Annual Performance and Evaluation Report (CAPER) submitted to HUD.

Weld County's CDBG goals include promoting viable communities by ensuring a range of housing choices, developing partnerships to enhance collaborations in community development, strengthening the local economy, and supporting necessary services. The county's CDBG program aims to provide effective and efficient program administration.

Consolidated Plan Public Contact Information

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PR-10 Consultation - 91.100, 91.110, 91.200(b), 91.300(b), 91.215(l) and 91.315(l)

1. Introduction

Weld County has a history of collaboration and consultation in several different areas with several different partners. We have collaborated with the Weld County Food Bank, United Way of Weld County, North Range Behavior Health and other agencies that deal directly with human needs. We consult and collaborate with housing agencies and municipalities. The County will continue to collaborate and consult to ensure healthy, safe and livable communities as stated in the County's Strategic Plan to improve the quality of life for all citizens; and to promote coordination and collaboration among all government services.

Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(l)).

The Weld CDBG program established relationships with local housing authorities in Ft. Lupton, Kersey, Johnstown and Keenesburg, Milliken and Windsor and other housing agencies that operate in Weld County including Connections for Independent Living, Envision, and High Plains Development Corp. We plan to have continued engagement with these agencies to communicate information regarding new or existing services provided by health, mental health and service agencies such as Weld County Human Services' new Public Health Mobile Unit, that may be of benefit to their clients. We will have continued engagement with these and other agencies going forward to assist agencies dealing with physical and mental health, homelessness, and helping people get back to work.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness

Weld County partners with the Northern Colorado Continuum of Care (NoCO CoC), a regional planning body that is responsible for coordinating the funding and delivery of housing and services for people experiencing homelessness in its service area. Weld County's Department of Human Services support programs that benefit homeless persons and those at risk of homelessness. Continuum of Care programs receives funding through HUD's Continuum of Care Program, which is designed to promote a community-wide response to ending homelessness.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards and evaluate outcomes, and develop funding, policies and procedures for the administration of HMIS

Weld County does not receive ESG funds at this time.

2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdictions consultations with housing, social service agencies and other entities

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	High Plains Housing Development
	Agency/Group/Organization Type	Housing Services - Housing Planning organization Business Leaders Civic Leaders
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Sent the agency a questionnaire. Input on housing needs.
2	Agency/Group/Organization	Town of Milliken
	Agency/Group/Organization Type	Housing Services-Elderly Persons Services-Persons with Disabilities Services-Health Other government - Local Planning organization Civic Leaders Business and Civic Leaders
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs Economic Development Non-housing Community Development Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Sent the agency a questionnaire. The answers helped with the needs assessment.

3	Agency/Group/Organization	Town of Firestone
	Agency/Group/Organization Type	Housing Services - Housing Services-Elderly Persons Services-Persons with Disabilities Other government - Local Planning organization Civic Leaders Business and Civic Leaders
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs Economic Development Non-housing Community Development Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Sent the agency a questionnaire. The answers helped with the needs assessment.
4	Agency/Group/Organization	Town of Lochbuie
	Agency/Group/Organization Type	Housing Services - Housing Services-Elderly Persons Services-Persons with Disabilities Other government - Local Planning organization Civic Leaders Business and Civic Leaders
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs Economic Development Non-housing Community Development Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Sent the agency a questionnaire. The answers helped with the needs assessment.

5	Agency/Group/Organization	Town of Severance
	Agency/Group/Organization Type	Housing Services - Housing Services-Elderly Persons Services-Persons with Disabilities Other government - Local Planning organization Civic Leaders Business and Civic Leaders
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs Economic Development Non-housing Community Development Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Sent the agency a questionnaire. The answers helped with the needs assessment.
6	Agency/Group/Organization	Town of Windsor
	Agency/Group/Organization Type	Housing Services - Housing Services-Elderly Persons Services-Persons with Disabilities Other government - Local Planning organization Civic Leaders Business and Civic Leaders
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs Economic Development Non-housing Community Development Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Sent the agency a questionnaire. The answers helped with the needs assessment.

7	Agency/Group/Organization	Fort Lupton Food & Clothing Bank
	Agency/Group/Organization Type	Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-homeless Services-Health Regional organization Business and Civic Leaders
	What section of the Plan was addressed by Consultation?	Anti-poverty Strategy Food security
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Sent the agency a questionnaire. The answers helped with the needs assessment.
8	Agency/Group/Organization	Greeley Housing Authority
	Agency/Group/Organization Type	PHA Services - Housing Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Service-Fair Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Greeley Housing Authority provided valuable information regarding what the County's current needs during the County's solicitation for input on the Consolidated Planning process and Annual Action Plan process.
9	Agency/Group/Organization	Allo Fiber LLC
	Agency/Group/Organization Type	Services - Broadband Internet Service Providers
	What section of the Plan was addressed by Consultation?	Broadband Needs of Housing occupied by LMI Households

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Met with John Surber, Primary Contractor for this area. We discussed roadblocks to their providing services to small, rural communities the biggest being justifying the middle mile expense to run fiber to these communities from the nearest hub. Communities can apply for state grant funds to assist with these costs. When working with our subrecipients, there is an opportunity to inform them of Advance Colorado Broadband Grant Program through the Colorado Broadband Office if there is a need in their community for this service.
10	Agency/Group/Organization	Hope@Miracle House
	Agency/Group/Organization Type	Housing Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-homeless Services - Victims
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Families with children Homelessness Needs - Veterans
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Sent the agency a questionnaire and followed up with a virtual meeting for more detail and ideas to build a strategy to combat homelessness
11	Agency/Group/Organization	Northern Colorado (CoC) / United Way of Weld County
	Agency/Group/Organization Type	Services - Housing Services-Elderly Persons Services-Persons with Disabilities Services-homeless Services - Victims

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	I was looking for fresher data for the Homeless Needs Assessment. Met with the HMIS Coordinator to provide with the needed data and to interpret it. Also, spoke with the coordinator of United Ways Housing Navigation Center.
12	Agency/Group/Organization	A WOMAN'S PLACE, INC.
	Agency/Group/Organization Type	Housing Services - Housing Services-Children Services-Persons with Disabilities Services-Victims of Domestic Violence Services-homeless Services-Education Services - Victims
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Families with children
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Sent the agency a questionnaire. The answers helped with the needs assessment.
13	Agency/Group/Organization	Town of Platteville
	Agency/Group/Organization Type	Services-Children Services-Elderly Persons Other government - Local Business and Civic Leaders
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Sent the agency a questionnaire. The answers helped with the Needs Assessment.
14	Agency/Group/Organization	Loveland Housing Authority
	Agency/Group/Organization Type	Housing PHA Services - Housing Business and Civic Leaders
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Loveland Housing Authority is managing the Windsor Housing Authority. The Authority representatives participated in consultation and provided opportunities for coordination with future projects.
15	Agency/Group/Organization	Town of Frederick
	Agency/Group/Organization Type	Services-Children Services-Elderly Persons Other government - Local Civic Leaders Business and Civic Leaders
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs Economic Development Anti-poverty Strategy Non-housing Community Development Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Sent the agency a questionnaire. The answers helped with the Needs Assessment.

16	Agency/Group/Organization	Town of Johnstown
	Agency/Group/Organization Type	Services-Children Services-Elderly Persons Other government - Local Business and Civic Leaders
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs Economic Development Non-housing Community Development Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Sent the agency a questionnaire. The answers helped with the Needs Assessment.
17	Agency/Group/Organization	Town of Pierce, CO
	Agency/Group/Organization Type	Services-Children Services-Elderly Persons Other government - Local Business and Civic Leaders
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs Non-Housing Community Development Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Sent the agency a questionnaire. The answers helped with the Needs Assessment.
18	Agency/Group/Organization	Housing Authority of the Town of Kersey
	Agency/Group/Organization Type	Housing PHA Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Service-Fair Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Sent the agency a questionnaire. The answers helped with the Needs Assessment.
19	Agency/Group/Organization	Windsor Housing Authority
	Agency/Group/Organization Type	Housing PHA Service-Fair Housing Business and Civic Leaders
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Sent the agency a questionnaire. The answers helped with the Needs Assessment.
20	Agency/Group/Organization	Weld County Office of Emergency Management
	Agency/Group/Organization Type	Agency - Emergency Management
	What section of the Plan was addressed by Consultation?	Hazard Mitigation
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	In-person interview for ideas to encourage Weld County municipalities to consider hazard mitigation as part of every activity they undertake.
21	Agency/Group/Organization	North Range Behavioral Health
	Agency/Group/Organization Type	Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Health
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Market Analysis

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	
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Identify any Agency Types not consulted and provide rationale for not consulting

Several agencies were sent questionnaires but did not return them or voice mails. They were asked to participate. (see Exhibits for list)

Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Northern Colorado Continuum of Care	They maintain the local Homeless Management Information System (HMIS) database, which is used to collect and report data on the characteristics of people experiencing homelessness and their service use patterns. Continuum of Care receives funding through HUD's Continuum of Care Program, which is designed to promote a community-wide response to ending homelessness.

Table 3 – Other local / regional / federal planning efforts

Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(l))

Each of the participating jurisdictions was sent a questionnaire requesting various needs of the jurisdiction including housing, public improvements, public services and veterans, developmentally disabled and seniors and youth. The following are the participating jurisdictions: Ault, Pierce, Nunn, Grover, New Raymer, Eaton, Severance, Windsor, Garden City, Kersey, Evans, LaSalle, Milliken, Johnstown, Gilcrest, Platteville, Firestone, Mead, Frederick, Dacono, Erie, Ft. Lupton, Hudson, Lochbuie, and Keenesburg.

PR-15 Citizen Participation - 91.105, 91.115, 91.200 (c) and 91.300(c)

1. Summary of citizen participation process/Efforts made to broaden citizen participation Summarize citizen participation process and how it impacted goal setting.

Citizen Participation for the Needs Assessment and Consolidated Plan takes the form of surveys and public hearing input. We developed a communications plan utilizing print, web, radio, and social media to provide information to the public. In January 2026, we launched a media campaign to promote the use of a citizen survey to help determine their needs in order to develop the Needs Assessment of the Consolidated Plan. We also will push a media campaign in May 2026 to get additional comments of need from the citizens of Weld County. Once the Consolidated Plan is completed another media campaign will be done to request citizen comments on the Plan.

The media campaign includes social media posts, as well as news releases in local newspapers and radio stations serving all parts of the County plus called for public input on the County's own website.

Two public hearings were held - one to gather comments on needs and one to gather comments on the draft plan.

The input from the citizen participation process influenced the goal setting process. The Commissioners looked at the comments and reassessed and updated their goals from the input received.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Internet Outreach	Persons with disabilities Non-targeted/broad community	Outreach was conducted in January 2026 in the form of a Citizen Needs Assessment Survey posted on the County's public input page as an Open Form.	Comments including the need for housing rehabilitation assistance, access to services, the lack of transportation to services, the need for affordable housing, expansion of water and wastewater facilities, sidewalk repair more services for Seniors and assistance for small businesses.	No comments were rejected.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
2	Newspaper Ad	Non-targeted/broad community	The newspaper PSA was picked up by 8 newspapers that serve the county.	See comments received above, which include access to services being needed as well as more and better public facilities and affordable housing.	No comments were rejected.	
3	Public Hearing	Non-targeted/broad community	Advertising in the newspaper was published in the Greeley Tribune June 17, 2026 for a July 6, 2026 public hearing and published July 8, 2026 for an August 10, 2026 public hearing. Both public hearings were published on the County website.	Comments included needs for sidewalk improvements, senior & youth activities and centers, access to services, needs for transit, parks and affordable housing. Public comments made during the publication period are attached.	No comments were rejected.	

Table 4 – Citizen Participation Outreach

Needs Assessment

NA-05 Overview

Needs Assessment Overview

Analyzing the needs of Weld County through with input from citizens, County staff, municipalities, housing, nonprofit service organizations, and consultations with the housing, social service agencies and other entities, a number of trends were recognized. Infrastructure rises as a significant need in the county and its participating jurisdictions. Sewer, water and drainage issues are a high need throughout the County. There is a growing need for public facilities such as senior, community, and youth centers. Sidewalks and trails are needed to provide safe access within the various communities. Looking at the needs of Weld County residents, affordable housing continues to rise as one of the top needs in the county. This is a fast-growing area where people are looking for housing. The County's population has grown from 254,230 in 2010 to 359,530 in 2023. The County is projected to grow to approximately 340,265 422,751 in 2030. Between 2024 and 2050, the county is projected to add an additional 32,034 jobs, representing a growth rate of 20.2%. As employment opportunities increase, the demand for housing is expected to rise accordingly [HNA pg. 27]. Housing preservation through home rehabilitation programs has become an important tool to allow citizens to stay in their homes. Transportation is another key issue brought up by multiple organizations and persons. There is a definite lack of transit and transportation options outside the Greeley metro area. According to the U.S. Census Bureau's 2022 Longitudinal Employer-Household Dynamics (LEHD) OnTheMap data, out of the 106,267 people employed in Weld County , 119,428 (66.8%) residents commute to jobs outside the County and 46,882 (44.1%) individuals commute into the County for work. A substantial number of workers commute regularly out of Weld County for employment. The lack of transportation options impact low- and moderate-income persons economically by narrowing job opportunities available to them. Weld County has prioritized in its Strategic Plan several goals including: ensuring healthy, safe and livable communities; balancing growth and development; planning for resilient infrastructure, facilities and resources and enhancing accessible communication, outreach and awareness. With those goals in mind and the needs identified. The County Commissioners have prioritized public improvements, housing preservation and affordability, and access to public services as targets for projects for the CDBG program.

NA-10 Housing Needs Assessment - 24 CFR 91.205 (a,b,c)

Summary of Housing Needs

The continued growth in the region and in the county has caused very low vacancy rates in most if not all types of housing. These factors plus the strength of the economy has pushed housing costs higher and higher. The construction of new housing has not kept up with the demand. Once again making housing more expensive. New partnerships are needed to build affordable housing that reaches middle income and especially the workers that teach, protect, and serve us all.

Demographics	Base Year: 2009	Most Recent Year: 2020	% Change
Population	188,540	227,260	21%
Households	65,408	74,215	13%
Median Income	\$60,572.00	\$74,332.00	23%

Table 5 - Housing Needs Assessment Demographics

Data Source: 2000 Census (Base Year), 2016-2020 ACS (Most Recent Year)

Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households	6,483	7,119	11,454	8,555	40,599
Small Family Households	1,531	2,525	4,877	3,889	23,932
Large Family Households	737	915	1,710	1,271	4,590
Household contains at least one person 62-74 years of age	1,995	1,906	2,795	1,977	7,989
Household contains at least one person age 75 or older	1,324	1,086	1,315	519	2,153
Households with one or more children 6 years old or younger	776	1,361	2,720	2,032	6,878

Table 6 - Total Households Table

Data Source: 2016-2020 CHAS

Housing Needs Summary Tables

1. Housing Problems (Households with one of the listed needs)

	Renter					Owner				
	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total
NUMBER OF HOUSEHOLDS										
Substandard Housing - Lacking complete plumbing or kitchen facilities	200	69	19	0	288	72	27	41	25	165
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	4	59	18	0	81	4	0	68	8	80
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	155	48	104	68	375	94	108	221	134	557
Housing cost burden greater than 50% of income (and none of the above problems)	1,310	854	110	65	2,339	2,471	1,615	951	147	5,184

	Renter					Owner				
	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total
Housing cost burden greater than 30% of income (and none of the above problems)	191	789	977	369	2,326	556	1,217	3,101	1,514	6,388
Zero/negative Income (and none of the above problems)	117	0	0	0	117	200	0	0	0	200

Table 7 – Housing Problems Table

Data 2016-2020 CHAS
Source:

2. Housing Problems 2 (Households with one or more Severe Housing Problems: Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden)

	Renter					Owner				
	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total
NUMBER OF HOUSEHOLDS										
Having 1 or more of four housing problems	1,685	1,033	252	128	3,098	2,639	1,746	1,276	308	5,969
Having none of four housing problems	804	1,419	2,446	1,863	6,532	1,381	2,957	7,488	6,252	18,078
Household has negative income, but none of the other housing problems	0	0	0	0	0	0	0	0	0	0

Table 8 – Housing Problems 2

Data 2016-2020 CHAS
Source:

3. Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	598	645	491	1,734	697	1,125	2,030	3,852
Large Related	213	156	109	478	360	455	338	1,153
Elderly	448	467	229	1,144	1,693	989	1,157	3,839
Other	411	509	272	1,192	406	334	562	1,302
Total need by income	1,670	1,777	1,101	4,548	3,156	2,903	4,087	10,146

Table 9 – Cost Burden > 30%

Data 2016-2020 CHAS
Source:

4. Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	0	0	403	403	571	707	0	1,278
Large Related	0	0	48	48	352	157	49	558
Elderly	326	141	14	481	1,391	460	350	2,201
Other	0	385	262	647	267	0	0	267
Total need by income	326	526	727	1,579	2,581	1,324	399	4,304

Table 10 – Cost Burden > 50%

Data 2016-2020 CHAS
Source:

5. Crowding (More than one person per room)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households	159	107	112	64	442	88	104	244	107	543
Multiple, unrelated family households	0	0	10	4	14	0	24	39	33	96

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Other, non-family households	0	0	0	0	0	10	0	0	0	10
Total need by income	159	107	122	68	456	98	128	283	140	649

Table 11 – Crowding Information – 1/2

Data Source: 2016-2020 CHAS

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Households with Children Present	0	0	0	0	0	0	0	0

Table 12 – Crowding Information – 2/2

Data Source: 2016-2020 CHAS

Describe the number and type of single person households in need of housing assistance.

There are approximately 25,000 single person households in Weld County occupying 21% of the total occupied housing units. Generally, urban areas tend to have smaller household sizes. The only household size where renters have a higher proportion than owners is in one-person households. The higher proportion of one-person rental households suggests a demand for smaller rental units, such as studio or one-bedroom apartments. These smaller units cater to individuals living alone, including young professionals, single adults, and retirees.

For one-person households, there are a total of 25,357 households, but only 7,354 studio and one-bedroom housing units available. This creates a gap of 18,003 households that cannot access appropriately sized units. These one-person households often occupy two-bedroom units, contributing to the overflow and exacerbating housing challenges.

Estimate the number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault and stalking.

An estimated 38,301 individuals, representing 11.3% of the Weld County population, live with at least one type of disability. Ambulatory difficulties are the most prevalent among these individuals, affecting 16,077 people (5.1%). Cognitive and independent living difficulties are also significant, impacting 13,331 (4.2%) and 10,550 (4.2%) individuals, respectively. Additionally, 12,896 individuals (3.8%) experience hearing difficulties, while 8,271 individuals (2.4%) have vision difficulties. Though less common, self-care difficulties still affect 5,451 individuals (1.7%). Nearly half (49.3%) of individuals aged 75 years and older

have been identified as having a disability, reflecting the higher prevalence of disabilities associated with aging. In contrast, the age group with the lowest percentage of individuals with a disability is those under 17 years old. The age group 35 to 64 years has the highest count of individuals with disabilities at 14,472, this represents 11.3% of that group.

What are the most common housing problems?

Cost Burden is the most common housing problem. Households are considered “cost-burdened” if they pay over 30% of their income on housing. Households are “severely cost burdened” when they pay over 50% of their income on housing. Between the 2017 and 2021 survey years, the total number of cost-burdened owner-occupied households was 19,295, which accounts for approximately 23% of all owner-occupied households in Weld County in 2021. Of these households, 9% (7,140) were severely cost-burdened. Between the 2017-2021 survey years, 12,965 cost-burdened renter-occupied households in Weld County were paying more than 30% of their income on housing costs. An estimated 6,275 of these households were severely cost-burdened, which means they were paying more than 50% of their income on housing costs. Overall, 46% of all the renter-occupied households in Weld County were paying more than 30% of their income on housing costs (out of 28,040 total renter-occupied households). In total, 29% of all households in Weld County are cost-burdened, and 12% of all households are severely cost-burdened, approximately 32,255 and 13,415 total households, respectively. Cost burden affects renters and homeowners similarly.

Senior-friendly housing is increasingly essential. Nearly 49.3% of Weld County residents aged 75+ have a disability, highlighting the need for accessible units and assisted living facilities.

Are any populations/household types more affected than others by these problems?

Overall, cost-income ratios are considerably higher for homeowners across all racial groups. Native Hawaiian and Other Pacific Islander households experience the highest cost burden, with a cost-income ratio of 0.84 for homeowners and 0.32 for renters. Black or African American households are the second most cost-burdened group, with ratios of 0.77 for homeowners and 0.30 for renters. This disparity highlights the substantial financial challenges faced by homeowners compared to renters, particularly across racial demographics.

Similar to cost burden disparities observed by race and tenure, cost burden by ethnicity and tenure reveals significant gaps between renters and homeowners. Hispanic or Latino homeowners are severely cost-burdened, with a cost-income ratio of 0.74. White alone homeowners are also classified as severely cost-burdened, with a lower cost-income ratio of 0.54. Conversely, neither Hispanic nor Latino renters, nor White alone renters, are cost-burdened, as their cost-income ratios fall below the 0.3 threshold.

Describe the characteristics and needs of Low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c)). Also discuss the

needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance

The Center for Disease Control's Social Vulnerability Index (SVI) uses various demographic and socioeconomic factors to identify populations that are most vulnerable to severe housing challenges. According to the SVI for Weld County, the data indicates significant socioeconomic vulnerabilities, with 14.30% of the population below 150% of the poverty line and a relatively high percentage of uninsured people (11%). As mentioned earlier, 29% of all households in Weld County are cost-burdened. The racial and ethnic minority status index highlights potential disparities, with a score of 0.73. Thirty percent of the population identifies as Hispanic and may face higher risks of housing instability and displacement due to language barriers and systemic inequalities. Vulnerable populations (e.g., single-parent households) represent 5.7% of total households and are at higher risk of displacement.

If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates:

Social vulnerability, as defined by the Center for Disease Control's Social Vulnerability Index (SVI), refers to demographic and socioeconomic factors that adversely affect communities that encounter hazards and other community-level stressors. The index itself uses 2018-2022 5-year ACS data from the U.S. Census Bureau. A total of 16 variables are considered, and each is normalized at the county level, with a score ranging from zero to one, where zero represents the county with the lowest (least vulnerable) score and one represents the county with the highest (most vulnerable) score. The variables are grouped into four categories: Socioeconomic Status, Household Characteristics, Racial and Ethnic Minority Status, and Housing Type and Transportation. The overall social vulnerability for Weld County, as estimated by the Centers for Disease Control and Prevention (CDC), is 0.63

Specify particular housing characteristics that have been linked with instability and an increased risk of homelessness

The Weld County PIT Count (2016-2021) estimates that while there were 215 people experiencing homelessness in Weld County in 2021, this number is believed to underrepresent the situation, as it does not account for households that are living doubled up or couch surfing, estimated to be around 14,000 households. The rapidly rising cost of housing, coupled with median wages that have not been able to keep up with housing costs, has resulted in more households becoming unstable, cost-burdened, or at-risk of homelessness. Between 2019 and 2021, Weld County has seen a consistent decline in the number of households experiencing homelessness.

Economics has been linked to housing instability. Essential workers struggle with housing costs. Construction, Education, and Health Care workers, who make up a significant share of Weld County's workforce, on average, spend more than 30% of their income on housing costs. Homeownership is out of reach for many workers. Employees in Education, Public Administration, and Agriculture would need

to spend between 80% and 110% of their income on homeownership costs. Housing costs far exceed worker wages. To avoid being housing cost-burdened, Weld County homeowner households need an annual income of \$180,720 to afford a median-priced home, more than the county's highest-paying job sector (Mining: \$175,136). Renters face affordability challenges. Renter households need an annual income of \$69,160 to avoid being cost-burdened for a median-rent unit, higher than the average income in four of the five essential workforce sectors. Most workers commute outside the county for jobs. Nearly 119,428 Weld County residents (66.8%) work outside the county.

Discussion

More affordable housing is needed as well as housing at all other levels. The County has been in partnership discussions with those agencies that work with the more at-risk populations. The County will continue its human services mission as well as work with other agencies to assist those at risk.

In 2025, Weld County, using CDBG program planning funds, hired a consultant to do a Housing Needs Assessment (HNA) for Weld County. This assessment, completed in November of 2025, informed this Consolidated Plan and served to satisfy requirements of Senate Bill 24-174 which requires each local government, with some exceptions, to conduct and publish an HNA no later than December 31, 2026, and to update the HNA at least every six years thereafter. The bill's objective is to promote comprehensive planning for housing needs throughout Colorado, by providing accurate data for statewide, regional, and local government planning, while minimizing the fiscal impact on jurisdictions completing HNAs.

This housing needs assessment can be viewed on the County's Community Development webpages at <https://www.weld.gov/Government/County-Programs/Community-Development/Reports-and-agreements>.

NA-15 Disproportionately Greater Need: Housing Problems - 91.205(b) (2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

Housing age can be an important factor for identifying the rehabilitation and improvements needed. Generally, units over the age of 30 years are more likely to need maintenance or upgrades compared to newer homes. In addition, homes built before 1978 may have lead-based paint, and homes built before the 1980s may also have asbestos. Radon can be a concern in homes of any age, but older homes may have more cracks and openings through which radon can enter.

A large portion (46.2%) of Weld County units were built between 2000 and 2019. Structures built between 1960 and 1999 total 45,992 units (38.3%). Less than 4% of housing structures were built between 2019 and 2023. About 50% of the Weld County housing stock was built 25 years or more ago (pre-1999).

0%-30% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	5,060	1,454	0
White	3,418	1,014	0
Black / African American	50	0	0
Asian	160	4	0
American Indian, Alaska Native	4	0	0
Pacific Islander	0	0	0
Hispanic	1,396	389	0

Table 13 - Disproportionally Greater Need 0 - 30% AMI

Data 2016-2020 CHAS
Source:

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

30%-50% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	4,763	2,351	0
White	3,356	1,544	0
Black / African American	4	24	0
Asian	38	4	0
American Indian, Alaska Native	28	10	0
Pacific Islander	20	0	0
Hispanic	1,271	715	0

Table 14 - Disproportionally Greater Need 30 - 50% AMI

Data 2016-2020 CHAS
Source:

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

50%-80% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	5,615	5,846	0
White	3,956	3,885	0
Black / African American	8	24	0
Asian	189	77	0
American Indian, Alaska Native	24	42	0
Pacific Islander	0	0	0
Hispanic	1,385	1,720	0

Table 15 - Disproportionally Greater Need 50 - 80% AMI

Data 2016-2020 CHAS
Source:

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

80%-100% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2,324	6,219	0
White	1,891	4,480	0
Black / African American	4	0	0
Asian	24	49	0
American Indian, Alaska Native	0	15	0
Pacific Islander	0	0	0
Hispanic	365	1,568	0

Table 16 - Disproportionally Greater Need 80 - 100% AMI

Data 2016-2020 CHAS
Source:

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

Discussion

The data tables show that 66.4% of the persons earning 0% to 30% of Area Median Income (AMI) has one or more of the four housing problems; 38.8% of the persons earning between 30% and 50% AMI have one or more housing problems; 13.3% of those earning 50% to 80% AMI experience one or more housing problems while only 5.1% of persons earning 80% to 100% of AMI experience one or more housing problems. Similarly, as income levels decrease, the percentage of persons experiencing housing problems across all races and ethnicities increase.

Asian, Black and Hispanic persons in the 0% - 80% AMI income categories have disproportionately greater need for housing with no problems than other ethnic persons. This changes for persons earning 30% to 50% of AMI where Asian, Native American and Pacific Islanders have disproportionately greater need while the percentage of Hispanic persons having one or more of the housing problems roughly equals that of the jurisdiction as a whole. For those earning 50%-80% AMI, it is only Black persons that have a disproportionately greater need. In the highest income category, the percentages of persons experiencing housing problems is roughly equal across all race and ethnicity categories. The higher the income the better the access to adequate housing.

NA-20 Disproportionately Greater Need: Severe Housing Problems: 91.205 (b) (2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

According to the criteria used to formulate the below tables, housing problems become severe when crowding occurs (rather than one person a room, there are now 1.5 or more persons per room) and the cost burden increases from greater than 30% to greater than 50%.

0%-30% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	4,324	2,185	0
White	2,810	1,607	0
Black / African American	50	0	0
Asian	160	4	0
American Indian, Alaska Native	0	4	0
Pacific Islander	0	0	0
Hispanic	1,264	521	0

Table 17 – Severe Housing Problems 0 - 30% AMI

Data 2016-2020 CHAS
Source:

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

30%-50% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2,779	4,376	0
White	1,914	3,004	0
Black / African American	0	28	0
Asian	24	18	0

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
American Indian, Alaska Native	28	10	0
Pacific Islander	20	0	0
Hispanic	760	1,237	0

Table 18 – Severe Housing Problems 30 - 50% AMI

Data 2016-2020 CHAS
Source:

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

50%-80% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,528	9,934	0
White	1,073	6,789	0
Black / African American	0	33	0
Asian	24	237	0
American Indian, Alaska Native	0	66	0
Pacific Islander	0	0	0
Hispanic	432	2,663	0

Table 19 – Severe Housing Problems 50 - 80% AMI

Data 2016-2020 CHAS
Source:

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

80%-100% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	436	8,115	0
White	330	6,032	0
Black / African American	0	4	0
Asian	4	69	0
American Indian, Alaska Native	0	15	0
Pacific Islander	0	0	0
Hispanic	110	1,834	0

Table 20 – Severe Housing Problems 80 - 100% AMI

Data 2016-2020 CHAS
Source:

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

Discussion

The data shows that lower AMI households have more severe problems with housing than other sectors no matter the ethnicity. The data also shows that the percentage of Hispanics having one or more of the four housing problems surveyed is roughly equal to that of the jurisdiction as a whole.

NA-25 Disproportionately Greater Need: Housing Cost Burdens - 91.205 (b) (2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

According to HUD, households are considered “cost-burdened” if they pay over 30% of their income on housing. Households are “severely cost burdened” when they pay over 50% of their income on housing. A cost burden arises when households allocate a significant portion of their income to housing expenses, leaving limited resources for essential needs such as food, healthcare, and education. In total, 26% of all households in Weld County are cost burdened.

Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	54,596	11,237	7,959	425
White	43,663	8,510	5,641	358
Black / African American	217	20	50	0
Asian	767	273	204	0
American Indian, Alaska Native	171	32	28	0
Pacific Islander	14	20	0	0
Hispanic	8,629	2,199	1,980	67

Table 21 – Greater Need: Housing Cost Burdens AMI

Data 2016-2020 CHAS
Source:

Discussion

The above table shows an analysis of cost burden in Weld County by race and ethnicity. Cost burden disproportionately effects Asian, Pacific Islanders and Hispanic persons. The percentage of white persons who are cost burdened matches that of the jurisdiction as a whole, that is, 26% while 38% of Asians, 59% of Pacific Islanders and 38% of Hispanics are cost burdened.

NA-30 Disproportionately Greater Need: Discussion - 91.205 (b)(2)

Are there any Income categories in which a racial or ethnic group has disproportionately greater need than the needs of that income category as a whole?

The data appears to show that all persons no matter their ethnicity have disproportionately greater need at the 30% AMI or lower for adequate housing and are the most cost burdened. Asian persons consistently have greater needs across all income categories.

If they have needs not identified above, what are those needs?

Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?

There are a number of areas/neighborhoods in the county and its participating jurisdictions where racial and ethnic groups reside, mostly Hispanics. In some municipalities such as Evans, Gilcrest, Eaton, Milliken, Frederick, Dacono, Firestone, Ft Lupton and in unincorporated parts of the county such as Gill, Hill-n-Park, Spanish Colony, and Wattenburg to name a few, there are neighborhoods housing Hispanics. Weld County has a strong agricultural community as well as blue collar industries such as oil and gas exploration.

NA-35 Public Housing - 91.205 (b)

Introduction

The Weld County Housing Authority (WCHA) does not own or maintain any units. Housing assistance for low-income persons is a crucial need in Weld County and the WCHA meets that need through its voucher program.

WCHA provides both housing choice vouchers and project based vouchers. Housing Choice Vouchers (Section 8) allows residents to find their own housing (apartments, townhouses, single-family homes) in the private market. The Housing Authority pays a portion of the rent directly to the landlord, while the tenant typically pays roughly 30% of their income. Project-based vouchers (PBV) are a form of Section 8 where the subsidy is attached to a specific unit or building. If you move, the assistance does not move with you.

Totals in Use

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers in use	0	0	0	407	0	407	0	0	0

Table 22 - Public Housing by Program Type

***includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition**

Data Source: PIC (PIH Information Center)

Characteristics of Residents

	Program Type							
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher	
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program
Average Annual Income	0	0	0	10,694	0	10,694	0	0
Average length of stay	0	0	0	5	0	5	0	0
Average Household size	0	0	0	2	0	2	0	0
# Homeless at admission	0	0	0	0	0	0	0	0
# of Elderly Program Participants (>62)	0	0	0	114	0	114	0	0
# of Disabled Families	0	0	0	146	0	146	0	0
# of Families requesting accessibility features	0	0	0	407	0	407	0	0
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0

Table 23 – Characteristics of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Race of Residents

Race	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	0	0	397	0	397	0	0	0
Black/African American	0	0	0	8	0	8	0	0	0
Asian	0	0	0	1	0	1	0	0	0
American Indian/Alaska Native	0	0	0	1	0	1	0	0	0
Pacific Islander	0	0	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0	0	0
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 24 – Race of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Ethnicity of Residents

Ethnicity	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	0	0	213	0	213	0	0	0
Not Hispanic	0	0	0	194	0	194	0	0	0
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 25 – Ethnicity of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Section 504 Needs Assessment: Describe the needs of public housing tenants and applicants on the waiting list for accessible units:

The Housing Authority of Weld County does not operate or own any public housing. This Authority has the ability to increase the voucher payment above the norm to find a rental unit that meets the 504 needs of the renter.

What are the number and type of families on the waiting lists for public housing and section 8 tenant-based rental assistance? Based on the information above, and any other information available to the jurisdiction, what are the most immediate needs of residents of public housing and Housing Choice voucher holders?

The Weld County Housing Authority (WCHA) does not own or maintain any units. Their waiting list for section 8 vouchers is closed.

To capture information other information available on the immediate needs of public housing residents and housing choice voucher holders, we turned to the Greeley Housing Authority who listed these as:

- greater availability of housing;
- rental and utility assistance;
- bridge housing, for example moving household but need accommodations for a few days gap, needing hotel voucher;
- personal needs such as furnishings; and
- connection to providers of community based services such as assistance signing up for Medicaid or Medicare.

How do these needs compare to the housing needs of the population at large

More housing units are needed for every demographic across the board. Finding suitable, affordable housing is a challenge for all. The main demographic for housing choice vouchers is 50% or less of Area Median Income (AMI). Accessible units that are rent controlled are hard to come by for Seniors and disabled persons. These units are generally older so do not meet current ADA standards nor is there money to upgrade these units.

Discussion

The above tables show us that the average annual income of Section 8 vouchers is very low with an average annual income of \$10,694. An average household size of two implies that a good number of them are individuals. There are few minorities represented in the voucher program, as in the County at large. The numbers of Hispanic and Non-Hispanic households being served by this program are about equal. Nearly 1/3 of the voucher holders are Seniors and nearly 36% are disabled families. A greater number of affordable housing units for low income persons is the biggest need.

The Weld County Housing Authority recently provided sixteen project based vouchers for the newest of these low-income rental housing complexes - Brigit's Village in Frederick. These do not show up in the tables above which indicate that few project based vouchers have been given out.

NA-40 Homeless Needs Assessment - 91.205 (c)

Introduction:

The Homeless Needs Assessment utilizes data from the 2025 Point-in-Time Count and State of Homelessness Report prepared by the Northern Colorado Continuum of Care (NoCO CoC). This survey captures a snapshot of the number of people in Larimer and Weld County experiencing homelessness on a single night in January- in 2025 that was January 28th. Data for the Point In Time Count was gathered from the Homeless Management Information System (HMIS). In Northern Colorado, most programs serving people experiencing homelessness enter program data into this shared database allowing for comprehensive reports inclusive of all data entering the system. A deeper dive into the HMIS data by HMIS System Administrator, Rachel Kirkland, allowed Weld County data to be separated from Larimer County for below tables.

Homeless Needs Assessment

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Persons in Households with Adult(s) and Child(ren)	0	139	550	450	221	45
Persons in Households with Only Children	0	0	0	0	0	0
Persons in Households with Only Adults	99	140	1,415	677	297	138
Chronically Homeless Individuals	24	46	522	245	122	259
Chronically Homeless Families	0	2	33	49	17	140
Veterans	6	6	56	26	22	87
Unaccompanied Child	0	1	5	3	5	64
Persons with HIV	1	0	23	10	2	263

Table 26 - Homeless Needs Assessment

Alternate Data Source Name:
2025 Point-In-Time Count

Indicate if the homeless population is: Has No Rural Homeless

If data is not available for the categories "number of persons becoming and exiting homelessness each year," and "number of days that persons experience homelessness," describe these categories for each homeless population type (including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth):

NA

Nature and Extent of Homelessness: (Optional)

Race:	Sheltered:	Unsheltered (optional)
White	241	94
Black or African American	12	5
Asian	2	0
American Indian or Alaska Native	11	4
Pacific Islander	2	1
Ethnicity:	Sheltered:	Unsheltered (optional)
Hispanic	58	23
Not Hispanic	276	107

Alternate Data Source Name:

2025 Point-In-Time Count

Data Source 19.87% of people experiencing homelessness on January 28, 2025 were listed as multi-racial. For the sheltered population that is 26 persons, for the unsheltered population that is 66 persons.

Comments:

Estimate the number and type of families in need of housing assistance for families with children and the families of veterans.

The 2025 Point-in-Time Count provides information on the numbers in need of housing assistance.

- Veterans – 50
- Families - 167 Households (388 total individuals)
- Single persons - 621
- Youth – Of the 621 Single Adults, 25 were Youth Age 18-24

Describe the Nature and Extent of Homelessness by Racial and Ethnic Group.

Persons of the White race experienced homelessness in Weld County at a higher percentage than persons of any other race. Specific percentages are as follows: 72.2% White; 3.7% Black/African American; 3.2% American Indian; 0.64% Native Hawaiian/Pacific Islander; and 0.32% Asian. Multiple races equaled 19.87%. Persons of the Hispanic ethnicity accounted for 17.32% of the total.

This is somewhat reflective of the racial and ethnic mix of Weld County in general which is 90.8% White, 2.1% Black/African American, 2.9% American Indian, 0.2% Native Hawaiian/Pacific Islander, 0.2% Asian and 2.7% two or more races with persons of Hispanic ethnicity representing 32% of the population.

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

Families with children were the most likely to be sheltered at 100%. Chronically homeless individuals were the second most likely group to be sheltered at 66%. Households with adults only were 59% sheltered and 50% of Veterans were sheltered.

Discussion:

There is an unmet need for shelter for individuals experiencing homelessness. On average, 42% of individuals experiencing homelessness were unsheltered per the 2025 Point in Time Count (PIT). Minority racial groups experience homelessness at a higher rate than White persons by about 18%. While persons of Hispanic ethnicity represent 32% of the population only 17% of persons experiencing homelessness were Hispanic.

NA-45 Non-Homeless Special Needs Assessment - 91.205 (b,d)

Introduction

It is important to note there exists overlap between these non-homeless special needs' populations; for example, a person may be considered frail elderly and also be physically disabled or be a victim of domestic violence and be recovering from alcohol or drug addiction. While there are many non-profit agencies within the County that seek to address the issues faced by non-homeless special needs populations, these agencies are often faced with a lack of financial resources. Many of these agencies also specialize in which special needs population they serve, which can be a barrier in providing citizens with a holistic approach to their needs. Another barrier to meeting their needs is transportation or rather the lack of transportation to the services needed

Describe the characteristics of special needs populations in your community:

Of the total population of Weld County, 334,453, approximately 30,256 individuals live below the poverty line, as established by the Department of Health and Human Services. representing an overall poverty rate of 9%.

An estimated 38,301 individuals, representing 11.3% of the Weld County population, live with at least one type of disability. Ambulatory difficulties are the most prevalent among these individuals, affecting 16,077 people (5.1%). Cognitive and independent living difficulties are also significant, impacting 13,331 (4.2%) and 10,550 (4.2%) individuals, respectively. Additionally, 12,896 individuals (3.8%) experience hearing difficulties, while 8,271 individuals (2.4%) have vision difficulties. Though less common, self-care difficulties still affect 5,451 individuals (1.7%).

Nearly half (49.3%) of individuals aged 75 years and older have been identified as having a disability, reflecting the higher prevalence of disabilities associated with aging. In contrast, the age group with the lowest percentage of individuals with a disability is those under 17 years old. While the age group 35 to 64 years has the highest count of individuals with disabilities at 14,472, this represents 11.3% of that group.

Male veterans, at 89.5%, represent the majority of the veteran population, with a median income of \$57,244, above the overall median of \$55,419. In contrast, female veterans, who make up 10.5% of the veteran population, have a much lower median income of \$29,635.

What are the housing and supportive service needs of these populations and how are these needs determined?

Approximately 21% (25,189) of total households in Weld County have retirement income, while the remaining 79% (94,830) do not. This indicates that most households either rely on alternative income sources or are not yet of retirement age. The disparity highlights potential challenges for many households in securing financial stability during retirement.

Public assistance income provides temporary financial support to low-income families, helping them meet basic needs such as food, housing, and utilities. Approximately 2% (2,906 households) of households in Weld County receive public assistance income, while 98% (117,113 households) do not.

Persons with disabilities and Seniors have challenges in keeping their homes in repair and have accessibility needs such as ramps, upgrades in more efficient heating and air conditioning. Transportation may also be needed to get to services.

Discuss the size and characteristics of the population with HIV/AIDS and their families within the Eligible Metropolitan Statistical Area:

The 2nd Quarter 2025 State of Colorado HIV Surveillance Biannual Report by the Colorado Department of Public Health and Environment estimated that 391 persons with HIV live in Weld County. In the past five years (2020-2024), there were 90 newly diagnosed cases of HIV, which equates to a rate of 5.6 persons per 100,000. The Surveillance Report estimates that there are 15,837 people living with HIV in Colorado.

If the PJ will establish a preference for a HOME TBRA activity for persons with a specific category of disabilities (e.g., persons with HIV/AIDS or chronic mental illness), describe their unmet need for housing and services needed to narrow the gap in benefits and services received by such persons. (See 24 CFR 92.209(c)(2) (ii))

NA

Discussion:

Different special needs populations have unique needs that must be met, and whether this comes in the form of mental health treatment or rehabilitation of an existing home, the creation of additional affordable housing units. Of course, special needs populations experience a great need for affordable housing as well as access to services.

NA-50 Non-Housing Community Development Needs - 91.215 (f)

Describe the jurisdiction's need for Public Facilities:

The list of needs for public facilities will continue to grow as the County and its participating jurisdictions grow. Population growth in the last several years has created a need for community and neighborhood facilities as well as the development and expansion of clinics and nonprofit agencies serving low- to moderate-income persons.

Public facilities needs include community center, community pool, recreation center, public baseball fields, and expanded parks and trails; dog parks; urgent health care facilities, pharmacies; animal shelter and recycling centers.

How were these needs determined?

Participating jurisdictions, non-profit agencies serving persons in need and County residents were surveyed for their public facility needs. Comments were gathered from public meetings and one on one interviews with stakeholders.

Describe the jurisdiction's need for Public Improvements:

The list of needs for a County and participating jurisdictions the size of Weld are many. Weld County is just less than four thousand (4,000) square miles in size. There are 25 municipalities who are participating jurisdictions with the smallest being 110 in population and the largest, over 38,000. The needs for public improvements can be categorized as broad and long. The needs range from ADA compliant sidewalks to storm drainage improvements to roadway safety; recreation centers to expanded parks and trails to rural broadband.

Public improvements needs include storm drainage improvements; road improvements including capacity and safety; sidewalks with ADA accessible ramps; wastewater plant expansion; water plant expansion; public funds to lower water and wastewater rates utility line expansion to support development opportunities; roadway and bridge/culvert repair; storm drainage facilities; water and sewer infrastructure upgrades; sidewalks and pedestrian connectivity between neighborhoods; new sidewalks to fill in gaps; school bus shelters and rural broadband facilities.

How were these needs determined?

Participating jurisdictions, non-profit agencies serving persons in need and County residents were surveyed for their public facility needs. Comments were gathered from public meetings and one on one interviews with stakeholders.

Describe the jurisdiction's need for Public Services:

The number one public service need listed was transit with most communities noting a special need for transportation for Seniors, disabled, veterans and youth. Other commonly listed public service needs were access to public health care services, reliable and affordable childcare, access to healthy foods, small business support and affordable and reliable broadband services.

More specific public service needs include youth afterschool and summer activities; more activities for teenagers; translation services and ESL (English as a second language) program; continuing education and services; substance abuse resources and programs; a ride-share program and/or a bus system internal to the community; food banks, community gardens and food support for weekends and evenings; business loans and low-cost business services; low-cost animal care services; a home delivery service for our library district

How were these needs determined?

Participating jurisdictions, non-profit agencies serving persons in need and County residents were surveyed for their public facility needs. Comments were gathered from public meetings and one on one interviews with stakeholders.

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

As northern Colorado region's economy has grown, rents and mortgages have grown, too—but wages for most jobs have not. As a result, a large portion of Weld County's workforce has been priced out of nearby residences and must commute from the smaller towns to Greeley, Fort Collins, and the metro Denver area. Home values have increased in recent years for a variety of potential reasons. This may be due to the county's continued population and economic growth, the rising costs of land, water taps, construction materials, and labor, and the limited housing supply. When the housing stock does not keep pace with population growth, a community can quickly see housing prices surge. The increase in median household income has not kept pace with the rise in median home values. For homeowners, median household income has increased by 42.4%, from \$77,373 in 2016 to \$110,209 in 2023. In contrast, median home values have increased by 81.1%. For renters, median household income has risen from \$36,362 in 2016 to \$52,050 in 2023, representing a 43.1% increase, similar to that of homeowners. This trend parallels the rise in median rent in Weld County, which has increased by 43.8%.

MA-10 Housing Market Analysis: Number of Housing Units - 91.210(a)&(b)(2)

Introduction

In 2013, Weld County had 90,465 occupied housing units. This has since increased by 32.7% to 120,019 occupied housing units as of 2023. Single-detached units are the predominant type in both renter and owner-occupied housing. Single-detached units comprised 41.2% of renter-occupied units in 2013, decreasing to 34% in 2023. Single-detached units made up 87.9% of owner-occupied housing units in 2013, a percentage that has since declined slightly to 87.4% in 2023. Over time, renters have shifted towards apartments, particularly small 3- to 4-unit complexes and larger complexes with 10 or more units. While single, detached units remain the most common type, they have seen a decrease in both renter-occupied and owner-occupied categories. This may indicate a shift in preference or an increase in the types of units available on the market as more multi-family developments are approved and constructed.

All residential properties by number of units

Property Type	Number	%
1-unit detached structure	104,897	87%
1-unit, attached structure	4,681	4%
2-4 units	840	1%
5-19 units	1,440	1%
20 or more units	0	0%
Mobile Home, boat, RV, van, etc	8,161	7%
Total	120,019	100%

Table 27 – Residential Properties by Unit Number

Alternate Data Source Name:

U.S. Census Bureau, ACS 2023 5-Year Estimates

Data Source Comments:

Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	1,250	1%		0%
1 bedroom	6,104	6%		0%
2 bedrooms	51,287	50%		0%
3 or more bedrooms	43,375	43%		0%
Total	102,016	100%	0	0%

Table 28 – Unit Size by Tenure

Alternate Data Source Name:

U.S. Census Bureau, ACS 2023 5-Year Estimates

Data Source Comments: No data on renters

Describe the number and targeting (income level/type of family served) of units assisted with federal, state, and local programs.

See Public Assisted Housing section below MA-25 at this time these are units assisted with federal, state and local programs

Provide an assessment of units expected to be lost from the affordable housing inventory for any reason, such as expiration of Section 8 contracts.

According the Weld County Housing Authority, there are no Section 8 contracts set to expire this year.

Does the availability of housing units meet the needs of the population?

No. The total housing gap in Weld County is determined by subtracting the number of available affordable housing units from the total number of cost-burdened households. Currently, 4,652 households are classified as affordable to households earning under 100% of the AMI. Between the 2017–2021 survey years, the housing gap for cost-burdened households was 32,255 dwelling units, representing approximately 29% of all owner-occupied and renter-occupied households in Weld County as of 2021. When including the existing affordable housing stock and units permitted between 2020 and 2024, the projected housing gap is 27,603 units.

Describe the need for specific types of housing:

The County’s housing gap can also be examined by comparing household size and the number of bedrooms per housing unit. This analysis assumes a baseline of 1 person per bedroom.

There are approximately 25,357 households, but only 7,354 no-bedroom and one-bedroom housing unit options are available. This creates a potential gap of 18,003 one-person households who may be living in housing units that are too large for them. Larger housing units are typically more expensive than smaller units, which suggests that 18,003+ households in Weld County may pay more than necessary for their housing unit due to a lack of available smaller homes, which tend to cost less than larger homes. This contributes to the high rate of cost-burdened households and can help inform future partnerships and planning within the County.

Assuming that 18,003 one-person households reside in two- to three-bedroom units, the remaining 51,287 units would be available for two- to three-person households. When accounting for the overflow, this creates a gap of 8,702 housing units for two- to three-person households. These 8,702 households may have to size up and live in homes with four or more units, and may also be paying more than necessary for housing.

A significant portion of households (75% of owner-occupied and 60% of renter-occupied households) have an average of 0.5 or fewer occupants per room, indicating a shortage of smaller housing units for those who need them.

With 25 assisted living centers, nine nursing homes, and five senior living facilities in Weld County the availability of specialized housing for seniors and individuals with disabilities may need to be expanded.

Discussion

The need for more housing and for more affordable cannot be emphasized more

MA-15 Housing Market Analysis: Cost of Housing - 91.210(a)

Introduction

As you look at the cost of housing in Weld County, it has been a booming economy with housing development falling behind the need. In 2013, the median home value in Weld County was \$274,596. As of January 1, 2023, it has increased to \$497,183, representing an 81.1% increase since 2016. In 2016, the median rent in Weld County was \$1,202 per month. By 2023, it had increased by 43.8%, reaching \$1,729 monthly.

Cost of Housing

	Base Year: 2016	Most Recent Year: 2023	% Change
Median Home Value	274,596	497,183	81%
Median Contract Rent	1,202	1,729	44%

Table 29 – Cost of Housing

Rent Paid	Number	%
Less than \$500	2,196	16.7%
\$500-999	4,039	30.8%
\$1,000-1,499	3,888	29.7%
\$1,500-1,999	1,793	13.7%
\$2,000 or more	1,171	8.9%
Total	13,087	99.8%

Table 30 - Rent Paid

Data Source: 2016-2020 ACS

Housing Affordability

Number of Units affordable to Households earning	Renter	Owner
30% HAMFI	811	No Data
50% HAMFI	2,727	2,421
80% HAMFI	6,607	7,877
100% HAMFI	No Data	14,879
Total	10,145	25,177

Table 31 – Housing Affordability

Data Source: 2016-2020 CHAS

Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	1,171	1,238	1,563	2,174	2,590
High HOME Rent	0	0	0	0	0
Low HOME Rent	0	0	0	0	0

Table 32 – Monthly Rent

Alternate Data Source Name:

FY2026 HUD FMR

Data Source Comments:

Is there sufficient housing for households at all income levels?

No, there is not. The pool of affordable units for those earning less than 80% HAMFI is significantly smaller than those earning 80% or more HAMFI.

How is affordability of housing likely to change considering changes to home values and/or rents?

Affordability of housing will decrease as home values and rents increase.

How do HOME rents / Fair Market Rent compare to Area Median Rent? How might this impact your strategy to produce or preserve affordable housing?

We will continue to work with partners in the housing development arena. There are no HOME rents to compare in the County outside the entitlement city of Greeley.

Discussion

Housing costs will continue to rise in this economy. Housing shortages and continued economic growth will push the cost of housing. Construction has not yet kept up with the need especially in housing for AMI families.

MA-20 Housing Market Analysis: Condition of Housing - 91.210(a)

Introduction

Based on the information below in the tables, 42% of the rental units have at least one substandard condition. In relation, approximately 24% of the homeowner units have one or two substandard conditions. As for lead-based paint issues, 44% of the rental units have been built prior to 1980 have lead-based paint.

Describe the jurisdiction's definition of "standard condition" and "substandard condition but suitable for rehabilitation":

At this time, we are using HUD definitions for standard units and substandard conditions. Standard units meet HUD Housing Quality Standards. Substandard condition but suitable for rehabilitation means in having one or more substandard conditions and is both structurally and financially feasible to rehabilitate.

Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	14,812	24%	5,459	42%
With two selected Conditions	282	0%	283	2%
With three selected Conditions	65	0%	65	1%
With four selected Conditions	15	0%	0	0%
No selected Conditions	45,925	75%	7,299	56%
Total	61,099	99%	13,106	101%

Table 33 - Condition of Units

Data Source: 2016-2020 ACS

Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	33,318	55%	4,330	33%
1980-1999	13,683	22%	2,990	23%
1950-1979	9,261	15%	3,542	27%
Before 1950	4,844	8%	2,264	17%
Total	61,106	100%	13,126	100%

Table 34 – Year Unit Built

Data Source: 2016-2020 CHAS

Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	14,105	23%	5,806	44%
Housing Units build before 1980 with children present	11,543	19%	10,142	77%

Table 35 – Risk of Lead-Based Paint

Data Source: 2016-2020 ACS (Total Units) 2016-2020 CHAS (Units with Children present)

Vacant Units

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units	0	0	0
Abandoned Vacant Units	0	0	0
REO Properties	0	0	0
Abandoned REO Properties	0	0	0

Table 36 - Vacant Units

Data Source: 2005-2009 CHAS

Describe the need for owner and rental rehabilitation based on the condition of the jurisdiction's housing.

44% of rental units have and 24% of owner-occupied units have one or more housing conditions that need to be remedied. 23% of owner-occupied homes and 44% of rentals have potential to contain lead-based paint. 77% of rental housing units built before 1980 (those with a higher risk of having lead-based paint) have children present.

Estimate the number of housing units within the jurisdiction that are occupied by low or moderate income families that contain lead-based paint hazards. 91.205(e), 91.405

There is an assumption that homes built prior to 1980 may have some form of lead-based paint hazard. Based on the number of housing units built before 1980 in the entire county including the Greeley SMSA, there are a number of housing units occupied by low-and moderate- income families. The County will work with the state lead-based paint program to make persons aware of any assistance to mitigate their circumstances.

Discussion

Housing age can be an important factor for identifying the rehabilitation and improvements needed. Generally, units over the age of 30 years are more likely to need maintenance or upgrades compared to newer homes. In addition, homes built before 1978 may have lead-based paint, and homes built before

the 1980s may also have asbestos. Radon can be a concern in homes of any age, but older homes may have more cracks and openings through which radon can enter.

A large portion (46.2%) of Weld County units were built between 2000 and 2019. Structures built between 1960 and 1999 total 45,992 units (38.3%). Less than 4% of housing structures were built between 2019 and 2023. About 50% of the Weld County housing stock was built 25 years or more ago (pre-1999).

MA-25 Public And Assisted Housing - 91.210(b)

Introduction

The Weld County Housing Authority does not own or manage any public housing units. There are approximately 559 units of subsidized rental housing in Weld County outside of the City of Greeley. The breakdown is listed below in the supply of public housing developments.

Totals Number of Units

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project -based	Tenant -based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers available	0	0		427	3	424	0	0	0
# of accessible units									
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 37 – Total Number of Units by Program Type

Data Source: PIC (PIH Information Center)

Describe the supply of public housing developments:

Describe the number and physical condition of public housing units in the jurisdiction, including those that are participating in an approved Public Housing Agency Plan:

The Keenesburg Housing Authority's Timberwood Apartments has 20 duplex style apartments. Ten are 1- and 2-bedroom apartments designated for elderly/disabled low-income tenants, one of these being a handicap apartment. The other 10 are 1-, 2- and 3-bedroom low income family designated apartments.

Benjamin Square Apartments in Eaton, HUD Section 8 housing for Seniors, offers 60 one bedroom ground floor units. In 2025, the Eaton Housing Authority (EHA) sold majority ownership of this property to Brickell Investors who will maintain the current rent contracts with residents and take care of the day-to-day operations.

The Windsor Housing Authority has three housing communities available - Century III Apartments, Windsor Meadows and Jacoby Meadows. Century III Apartments is a 72-unit apartment complex for adults 62+ and disabled individuals. Windsor Meadows has a total of 80 multi-family one to three bedroom units for individuals earning 30-50% AMI. Jacoby Meadows is a new Senior apartment complex providing affordable housing to Senior 55+. It includes 62 units (50 one-bedroom and 12 two-bedroom) for incomes of 30% - 80% AMI. The Loveland Housing Authority manages all three properties.

Cottonwood Apartments in Windsor consists of 37 units operated by Care Housing. Built in 1984 with USDA Rural Development funding, this community offers 2-story, 1-bedroom ranch units and 2-bedroom townhome layouts, featuring private entries and patios. These units are for households earning 50% AMI or less.

Dove Valley Senior Community in Milliken consists of 20 rental duplexes with 1 and 2 bedroom units. For these units, households must be in the 30-60% AMI or lower income category. This property is a project developed by the Milliken Housing Authority (MHA) and managed by the Loveland Housing Authority in partnership with the MHA.

The Dacono Senior Apartments consists of 20 units for low-income Seniors 62+ earning 40%-50% Area Median Income (AMI) or less. This project was developed by the non-profit High Plains Housing Development Corp. utilizing the federal low income housing tax credit (LIHTC) program. The Greeley Housing Authority manages this property.

Prairie View Apartments in Hudson offers 20 one – two bedroom units for low income Seniors is owned and operated by the Hudson Housing Authority. The Hudson Housing Authority was formed in 1979 to acquire, construct, and operate this 20-unit apartment complex.

Kersey Apartments consists of 32 units one to two bedroom units for senior/disabled households financed by US Rural Development. This is a two-story built in 1981. The Housing Authority of the Town of Kersey (HATK) offers units in this complex.

Columbine Complex in Johnstown is a 24 unit Senior housing apartment complex. The complex, built in 1983, consists of two apartment buildings, each having 12 apartments and a clubhouse. The Johnstown Housing Authority Board oversees this complex.

The Sagebrush Apartments in Fort Lupton offers 72 one, two and three bedroom apartments for low-income households earning 30% -80% AMI or less. This project was developed by High Plains Housing Development using federal low income housing tax credits.

Brigit's Village is new 40 unit low income rental housing. This is a new 40 unit housing project in Frederick and a non-profit 501(c)3, entity established with the sole purpose of providing affordable housing. This multigenerational community is comprised of all ages, seniors, individuals, single parents and families. Another LIHTC project, Brigit's Village is managed by Blue Line Property Development. The Weld County Housing Authority provided a property tax exemption having given the project sixteen project based vouchers.

Public Housing Condition

Public Housing Development	Average Inspection Score

Table 38 - Public Housing Condition

Describe the restoration and revitalization needs of public housing units in the jurisdiction:

One of the most pressing housing needs is the funding of necessary capital improvements for older projects such as the Century III Apartments in Windsor built in the mid-1970's with USDA (US Department of Agriculture) Rural Development funds. Rental income seems to cover maintenance needs however money for revitalization is a sorely needed for these older properties. The USDA offers provides grants, debt deferrals, and zero-to-low interest loans to rehabilitate existing USDA-financed rental and farmworker housing properties in rural areas. However, reportedly not enough funding. The Windsor Housing Authority was advised that a recently completed Capital Needs Assessment for this property identified that \$1.3 million in updates that should be completed in 2026 and are searching for additional funding. Newer public housing projects are built with LIHTC (Low-income Housing Tax Credit) which is standard now. These properties, like Windsor Meadows built in two stages in 2013 and 2016, do not have access to grants and loans for capital improvements meaning these costs must be covered by rental income.

Describe the public housing agency's strategy for improving the living environment of low- and moderate-income families residing in public housing:

The current strategy for the Weld County Housing Authority enter into a new Intergovernmental Agreement (IGA) with the Greeley Housing Authority to manage their program to better serve the low and moderate-income families residing in public housing.

On the municipal level, the Windsor Housing Authority – is partnering with the Loveland Housing Authority (LHA) to develop affordable housing options in Windsor. The Loveland Housing Authority mentors and helps smaller housing authorities as part of their mission to provide and maintain obtainable housing. By partnering with the Loveland Housing Authority, the Windsor Housing Authority can utilize their experience, expertise, services and partner network to provide housing opportunities for the Windsor area.

Discussion:

The Weld County Housing Authority does not own or maintain any Public Housing. The Greeley Housing Authority owns the only public housing in the County – 86 scattered site units. Plus, there are nine low income rental housing complexes in Greeley offering 508 units of affordable subsidized housing. Outside of the Greeley area, the municipalities of Keenesburg, Eaton, Windsor, Milliken, Dacono, Hudson, Johnstown, Fort Lupton and Frederick offer a total of 559 low income subsidized rental housing units with 310 being set aside for Seniors.

MA-30 Homeless Facilities and Services - 91.210(c)

Introduction

There are at least two (2) programs that provide emergency shelter to persons in Weld County outside of Greeley. A Woman's Place and the Cold Weather Shelter in Evans the nonprofit Hope at Miracle House in Fort Lupton. that can provide shelter to veterans. A Woman's Place has 17 beds emergency shelter beds and Hope at Miracle House has in Fort Lupton has 18. A Woman's Place Rapid Re-Housing Program offers 25 beds for domestic violence survivors, helping them transition to stable housing with the necessary resources to rebuild their lives. Hope at Miracle House coordinates with the Greeley Transitional House in Greeley that provides temporary housing and case management for homeless families and the Guadalupe Center, also in Greeley, which is an overnight shelter for homeless men, women and children operated by the Catholic Community Service to place those families/individuals they don't have room to serve.

There are two housing developments in Greeley that offer permanent supportive housing – StarRise Apartments developed by High Plains Housing recently completed with 58 units and Guadalupe Apartments, a project of the Catholic Charities built in 2017 with 47 units.

Facilities Targeted to Homeless Persons

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	150	60	88	156	0
Households with Only Adults	0	0	0	0	0
Chronically Homeless Households	0	0	0	0	0
Veterans	0	0	0	0	0
Unaccompanied Youth	0	0	0	0	0

Table 39 - Facilities Targeted to Homeless Persons

Alternate Data Source Name:

2025 Point-In-Time Count

Data Source Comments: Data not broken down by types of persons welcome. The first line represents all beds available in Weld County including the City of Greeley.

Describe mainstream services, such as health, mental health, and employment services to the extent those services are used to complement services targeted to homeless persons

The County Department of Human Services (DHS) offers a wide range of services including referrals. United Way of Weld County's Housing Navigation Center (HNC) helps those experiencing homelessness regain housing and prevents those at-risk of homelessness from losing housing. The Northern Colorado Continuum of Care (NoCO CoC) supports a coordinated community-wide system capable of quickly connecting people experiencing homelessness to permanent housing and supportive services. North Front Range Behavioral Health provides mental health and drug and alcohol rehabilitation programs.

List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.

- Food: Food assistance is available from the Weld County Food Bank and numerous faith-based agencies in the county.
- Medical: The Salud Clinics and Sunrise Community Health care system provides medical and dental care for all ages, with payment based on income.
- Mental Health: North Range Behavioral Health offers a wide variety of mental health services and housing for persons with mental illnesses throughout the county.
- Other social (human) services: Weld County Department of Human Services Assistance programs provide aid to individuals and families that qualify for help. Programs include financial assistance in the form of monetary payments, help with childcare costs, grocery bills, and medical care.
- Employment: Employment Services of Weld County (part of WC Human Services) is a comprehensive workforce center that provides resources for and connections to employment, education, and training.

MA-35 Special Needs Facilities and Services - 91.210(d)

Introduction

Seniors, Veterans and persons with disabilities have challenges finding supportive housing and services. Access to training and education is a need for many. At the top of the list of needs for affordable housing for households impacted by domestic violence is direct financial assistance for housing that is flexible, quickly accessible and responsive to the challenges that survivors face.

Including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, public housing residents and any other categories the jurisdiction may specify, and describe their supportive housing needs

- Seniors or individuals with physical disabilities needing accessible, integrated apartments with home care services.
- Persons with mental health issues and/or drug or alcohol additions require 24-hour protective oversight, medication management and specialized therapies (e.g. in a supportive living facility).
- At-Risk families & youth including those leaving transitional housing or foster care, require affordable housing paired with child services and community-based support.
- Individuals with HIV/AIDS require intensive case management, including support for specialized medical care, medication adherence, and public benefits.
- Persons fleeing domestic violence require financial assistance for housing, childcare services and transportation.

Describe programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing

Programs ensuring supportive housing for individuals leaving institutions—such as mental health centers or hospitals—include Permanent Supportive Housing (PSH), rapid re-housing, and Section 108 vouchers. These programs provide long-term rental assistance, onsite case management, and tenancy support, frequently employing "Housing First" models to stabilize individuals with disabilities, chronic illnesses, or behavioral health needs upon discharge.

Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. 91.315(e)

See below.

For entitlement/consortia grantees: Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. (91.220(2))

- Weld County Human Services Department will continue to provide resources to persons who have special needs and are not homeless. These sources range from Temporary Assistance for Needy Families (TANF) to job services and training. These are just a few of the resources provided directly. There is also coordination with other service providers.
- Weld County Human Services Department works closely with Northern Front Range Behavioral Health who provides mental health counseling, provide adults with the tools and skills needed before obstacles arise and offers mental health services to children, youth and adults including parents, family members and educators.
- The Weld County Area Agency on Aging (AAA) will continue to offer a wide range of internal services to help high-risk older adults live with independence and dignity in their homes and communities. To aid in this mission, Weld County AAA provides five core services: Caregivers, Elder Rights, Health and Wellness, Nutrition, and Supportive Services. Weld County AAA contracts with community partners or directly administers the programs to deliver these core services.

MA-40 Barriers to Affordable Housing - 91.210(e)

Describe any negative effects of public policies on affordable housing and residential investment

Most of negative effects of public policy stems from the region's lack of water. The cost of water for development is borne by the developer. Since there is a lack of water to sell for development the cost pushes the cost developing housing. Municipalities are where most development occurs and their Municipal regulations require some water dedication.

Water usage in Weld County plays a crucial role in identifying potential development limitations and planning for sustainable growth. Water infrastructure expenses, such as utility connection fees and impact fees, can make constructing affordable housing increasingly challenging, particularly in areas with limited infrastructure. The average residential water use per capita is estimated to be 162 (gpcd) according to local water efficiency plans. Water supply limitations in the County are a significant barrier to housing developments in Unincorporated Weld County, which creates a situation where denser housing and housing solutions may be best coordinated with incorporated cities.

The availability and condition of infrastructure, such as roads, water, and sewer systems, play a critical role in determining the feasibility of housing construction in Weld County.

Utilities are a challenge in Unincorporated Weld County.

MA-45 Non-Housing Community Development Assets - 91.215 (f)

Introduction

The non-housing community development goals of the Weld County under the Community Development Block Grant (CDBG) program are:

- Improve infrastructure to foster accessible and livable neighborhoods and improve access to public amenities;
- Develop or improve facilities that provide service to low to moderate-income residents and special needs populations; and
- Provide for and improve access to services to stabilize living situations and enhance quality of life, particularly for seniors, youth and special needs populations.

Projects eligible for CDBG funding which meet these goals include but are not limited to:

- water and sewer main improvements; parks; storm drainage; sidewalk accessibility;
- make improvements to a community center; expand or improve a non-profit facility;
- improve or expand youth centers; senior centers;
- replace non-compliant ADA ramps in older, residential neighborhoods with compliant ones; make community parks handicapped accessible including providing handicapped accessible parking.

CDBG funds may also be used to expand economic opportunities for low and moderate-income persons

Economic Development Market Analysis

Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	0	10,574	0	8	8
Arts, Entertainment, Accommodations	0	11,514	0	8	8
Construction	0	14,200	0	10	10
Education and Health Care Services	0	40,222	0	29	29

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Finance, Insurance, and Real Estate	0	4,240	0	3	3
Information	0	866	0	1	1
Manufacturing	0	13,267	0	10	10
Other Services	0	3,024	0	2	2
Professional, Scientific, Management Services	0	12,058	0	9	9
Public Administration	0	6,696	0	5	5
Retail Trade	0	11,164	0	8	8
Transportation and Warehousing	0	4,171	0	3	3
Wholesale Trade	0	4,482	100	3	-97
Total	0	136,478	--	--	--

Table 40 - Business Activity

Alternate Data Source Name:

Weld County, Colorado 2024 Demographic Profile

Data Source Comments: Colorado Department of Labor and Employment, Labor Market Information (LMI Gateway), Quarterly Census Employment and Wages

Labor Force

Total Population in the Civilian Labor Force	183,298
Civilian Employed Population 16 years and over	1,744,370
Unemployment Rate	4.70
Unemployment Rate for Ages 16-24	15.20
Unemployment Rate for Ages 25-65	3.80

Table 41 - Labor Force

Alternate Data Source Name:

U.S. Census Bureau, ACS 2023 5-Year Estimates

Data Source Comments:

Occupations by Sector	Number of People
Management, business and financial	30,191
Farming, fisheries and forestry occupations	3,415
Service	10,258
Sales and office	23,924
Construction, extraction, maintenance and repair	13,971
Production, transportation and material moving	6,839

Table 42 – Occupations by Sector

Data Source: 2016-2020 ACS

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	54,720	53%
30-59 Minutes	38,112	37%
60 or More Minutes	10,257	10%
Total	103,089	100%

Table 43 - Travel Time

Data Source: 2016-2020 ACS

Education:

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	8,392	563	2,941
High school graduate (includes equivalency)	22,669	1,039	6,503
Some college or Associate's degree	31,930	1,411	6,532
Bachelor's degree or higher	34,770	899	5,262

Table 44 - Educational Attainment by Employment Status

Data Source: 2016-2020 ACS

Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	468	873	1,208	2,369	2,133
9th to 12th grade, no diploma	2,217	2,311	2,235	2,914	1,440
High school graduate, GED, or alternative	5,735	7,344	7,423	15,446	8,185
Some college, no degree	4,411	8,693	7,043	12,511	6,992
Associate's degree	739	3,117	3,047	5,501	2,064
Bachelor's degree	1,350	7,853	8,061	11,678	4,034
Graduate or professional degree	44	2,577	4,250	6,563	3,365

Table 45 - Educational Attainment by Age

Data Source: 2016-2020 ACS

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	395,680
High school graduate (includes equivalency)	46,668
Some college or Associate's degree	50,507
Bachelor's degree	69,340
Graduate or professional degree	78,566

Table 46 – Median Earnings in the Past 12 Months

Alternate Data Source Name:

U.S. Census Bureau, ACS 2023 5-Year Estimates

Data Source Comments:

Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?

As seen in table above, the top five industries in the County in 2020 were:

- Construction (17% of total jobs);
- Agriculture, Mining, Gas Extraction (17% of the total jobs);
- Manufacturing (16% of total jobs);
- Retail Trade (11% of total jobs);
- Arts, Entertainment, Accommodations (9% of total jobs)

It should be noted that while Education and Health Care Services only accounted for 7% of the jobs, 14% of the workers were engaged in that industry. Similarly with Professional, Scientific, Management Services, which accounted for 5% of the jobs but engaged 11% of the workers.

Describe the workforce and infrastructure needs of the business community:

As part of its business retention and expansion initiative, the Northern Colorado Regional Economic Development Initiative (NoCo REDI) regularly sends questionnaires to Northern Colorado businesses to help gauge business conditions in the region. The most commonly cited unmet need was hiring qualified staff followed by access to capital to offset rising costs. Respondents also emphasized the need for consistent business and better ability to forecast future costs and impacts. NoCo REDI is a collaborative partnership of economic and business development professionals throughout the Northern Colorado region of Larimer and Weld Counties. Through its collaboration with multiple economic development organizations, NoCo REDI is able to publish timely, relevant data on the Northern Colorado business climate.

Weld County is experiencing rapid growth. This growth drives significant demand for infrastructure improvements to support both industrial operations and increasing population. Key business infrastructure include upgraded transportation networks, expanded utility capacity, data infrastructure, and streamlined regulatory processes.

Key Business Infrastructure Needs:

- Transportation and Roads: Substantial demand exists for road improvements to handle heavy use from industrial traffic, particularly in high-growth areas like the Interstate 25 and U.S. 85 corridors.
 - Project Focus: Key projects include improvements to Weld County Road 54 (Freedom Parkway) to address traffic congestion and increase connectivity.

- **Maintenance:** Regular maintenance, including paving projects, chip sealing, and bridge replacement, is prioritized to ensure efficient transportation for the commercial sector.
- **Energy and Utility Infrastructure:** The expansion of oil and gas operations requires ongoing investment in pipelines and compressor stations. Simultaneously, the county is actively attracting new industries like data and artificial intelligence centers, which demand significant and stable power, as well as advanced water infrastructure.
- **Broadband and Digital Infrastructure:** To support new technology, AI centers, and remote-capable industries, expansion of high-speed broadband is a critical need.
- **Water Management:** The county is focusing on water supply, conservation, and infrastructure to ensure sustainability for both agricultural operations and new business development
- **Workforce Training Facilities:** Infrastructure supporting workforce development, such as specialized labs and training facilities at Aims Community College, is vital for training in areas like welding, electronics, and technology.
- **Streamlined Development Services:** The County is updating its comprehensive plan to guide future growth and improve efficiency in permitting, planning, and zoning for business expansion.

Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.

Weld County is moving forward with a \$490 million expansion of the Judicial Center in downtown Greeley, choosing to keep the court ecosystem central rather than moving it. The project includes constructing a new building on the West Block (915 10th Ave) and is being paid for in cash. Demolition is scheduled to begin in October 2026. The expansion is driven by the need for more courtrooms due to the addition of new judges. Future plans include a new county administration building on the Centennial Block.

Weld County is positioning itself as a hub for data and AI centers, viewing them as key tax revenue generators. A large, 500-acre AI data center is planned for unincorporated Weld County, requiring new zoning regulations. Key projects include improvements to Weld County Road (WCR) 66 and 37 to support increased traffic and AI/data center development, aiming to balance industrial growth with agricultural preservation.

The Greeley-Weld County Airport, which has a longer-than-average runway, is planned to grow into a larger commercial facility. A four-mile section of WCR 66 from U.S. 85 to WCR 47 will become a four-lane concrete road to support the agricultural industry and improve access to the Greeley-Weld County Airport, with completion set for 2028.

The County is updating its comprehensive plan to manage rapid population growth (2.6% in one year, 2023-2024), focusing on balancing energy (oil and gas), agriculture, and new technology sectors. Their aim is to encourage development in the commercial and industrial sectors while protecting agricultural land.

How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?

Job skills in Weld County are heavily focused on agriculture, oil and gas, construction, and government services, with high demand for Commercial Driver's Licenses (CDL), heavy equipment operation, and welding technology. There is high demand for entry-level workers, skilled trades, and specialized professionals. Major employers include JBS USA, Banner Health, and Vestas. Key openings include manufacturing, healthcare, and specialized roles.

According to Upstate Colorado, in 2023 Weld County had a high school graduation rate of 90.5% and a bachelor's degree or higher attainment rate of 35%. Key degrees in the area include registered nursing (151 degrees) and business administration (171 degrees).

Weld County has relatively high labor force participation rates, indicating that a substantial portion of the population is actively engaged in the workforce. Overall, the county has a total labor participation rate estimated to be 69.8% and an employment/population ratio of 66.4%. The labor participation rate in Weld County has increased from 67.9% in 2013 to 69.8% in 2023, representing a 2.8% increase in labor force participation. In 2013, the state's labor force participation rate was 69%. By 2023, it had decreased to 68.6%, marking a decline of just over 0.5%.

Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.

Weld County offers comprehensive workforce training through the Weld County Department of Human Services (WCDHS) Workforce Center. Programs target youth, adults, and veterans, providing skills training for in-demand industries to boost the local economy. The Workforce Center Offers career counseling, job matching, and training services. It offers specialized programs including paid work experience, on-the-job training (OJT), and pre-apprenticeships to help workers become job ready.

Weld County's Bright Futures program is a tuition assistance program for post-secondary education or training, requiring no loans to pay back. The program is open to Weld County residents who have graduated from high school, GED recipients and honorably discharged U.S. Veterans. Qualified and accepted recipients receive financial assistance for pursuing post-secondary education or training from a Title IV accredited higher education institution or certified training program.

The Weld County Conservation Corp is a service program through AmeriCorps that helps residents aged 16 - 30 (or 35 if a Veteran) gain experience, learn new skills, and earn money for school or job training by working on projects to protect land, water, and energy resources in Weld County.

The Weld Trust Mobile Unit: Starting in 2026 and supported by a flagship grant, this initiative provides career training, job search assistance, and workforce resources directly to rural and isolated areas of the county. The unit will connect residents with resources to overcome barriers to employment including skills training, reliable Wi-Fi and technology, affordable childcare options, transportation assistance and workforce readiness support. Trained workforce specialists will staff the mobile unit and help with job searching, resume writing, mock interviews, GED practice test, OSHA certificate training, career coaching, workshops, and access to the statewide job database.

Employment Services of Weld County (ESWC) is a comprehensive Workforce Center that connects resources for employment, education, and training services. ESWC is committed to expanding employment-related opportunities for individuals ages 14-72 who meet program eligibility requirements. These include paid work-experience/internships, On-the-Job Training (OJT), pre-apprenticeships, and Registered Apprenticeships. ESWC commits to establishing awareness about the options in Work-Based Learning (WBL) available to employers and to increase the number of opportunities available in WBL through local employers for Weld County residents. It is an ongoing goal for ESWC to be responsive to the needs of Weld County employers. The Business Services Unit addresses the needs of both small and large employers and actively promotes the development of a stronger workforce in in-demand industries. ESWC operates two comprehensive one-stop workforce centers. Locations for these services include the main center in Greeley and a branch in Fort Lupton.

These programs support the 2026 Weld County CDBG Consolidated Plan by assisting the County in meeting the economic development needs of low- to moderate-income residents. Several of these programs offer supportive services during training. All these programs serve to boost the local economy which residents of all income levels.

Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?

Yes

If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.

Weld County participates in the [Northern Colorado Comprehensive Economic Development Strategy \(CEDS\)](#) championed by the Northern Colorado Regional Economic Development Initiative (NoCo REDI).

Through this framework, Weld County collaborates with regional leaders to:

- **Align Infrastructure Investments:** Prioritize growth along major routes like the I-25 and U.S. 85 corridors.
- **Support Business Development:** Create conditions for emerging industries and regional job growth.
- **Enhance Quality of Life:** Focus on housing affordability, broadband access, and regional attractiveness.

The Weld County CDBG Program works with regional leaders to enhance the quality of life through the provision of grants to fund projects with that goal in mind.

Discussion

Weld County is actively engaged in building a stronger economy for its citizens and, by providing services and various resources and partnerships, working help residents find gainful employment. Weld County incorporates its support for economic development through the County's Comprehensive Plan/Charter and Code.

MA-50 Needs and Market Analysis Discussion

Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration")

There are areas where there are households with multiple housing problems. From the data presented in NA 15 and NA 20, we see that these areas coincide with areas of proportionally higher concentrations of households earning 50% or below of Area Median Income (AMI).

The term concentration will be defined as those areas where the area has a concentration of 50% of the homes having 3 or more housing problems according to the latest census information.

Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")

There are several areas in the County where low-income, racial or ethnic minorities families are concentrated.

The term concentration for this section is defined as areas where there are 7% more than the total percentage of minorities in the county. Hispanics make up 29.2% of the County's population. Therefore, if an area has 36.2% or more that area is considered an area of concentration.

What are the characteristics of the market in these areas/neighborhoods?

These areas are typically slightly below the average market rate units. Many are in areas where mobile homes and trailers are allowed. Others are in areas where there is or was a lack of zoning control.

Most of these areas lack funds for the necessary infrastructure needed to improve community services. They are generally very rural in their settings.

Are there any community assets in these areas/neighborhoods?

Some areas have parks that are not well maintained. In a few of the communities there are a number of assets such as community and senior centers.

Are there other strategic opportunities in any of these areas?

Generally, in these areas there is an abundance of land.

MA-60 Broadband Needs of Housing occupied by Low- and Moderate-Income Households - 91.210(a)(4), 91.310(a)(2)

Describe the need for broadband wiring and connections for households, including low- and moderate-income households and neighborhoods.

Met with John Surber, Primary Contractor, Allo Fiber for this area. The biggest roadblock to their providing broadband internet services to small, rural communities is justifying the middle mile expense to run fiber to these communities from the nearest hub. Individual property owners are reticent to allow servicers to pass through their land. People are quite protective of their property so can be a hard sell. Weld County has no issue with servicers using the public right of way to run their fiber to this community but it is costly for these companies to go that route. Fiber is the ultimate service as it is more reliable than TDS as there is no power required, no modem but the most expensive.

Describe the need for increased competition by having more than one broadband Internet service provider serve the jurisdiction.

There is a need for more competitive pricing in Weld County outside the metro areas of the County. The barriers discussed above discourage broadband internet service providers from investing in the infrastructure needed to bring the service to rural areas. Communities can apply for state grant funds to assist with these costs. The Advance Colorado Broadband Grant Program through the Colorado Broadband Office is one such opportunity.

MA-65 Hazard Mitigation - 91.210(a)(5), 91.310(a)(3)

Describe the jurisdiction's increased natural hazard risks associated with climate change.

The Weld County 2025 Hazard Mitigation Plan Update list of identified hazards included tornadoes, floods, high winds, grass fires, severe winter storms, drought, extreme heat, hail, lightning and earthquake events. Weld County faces a consistent, perennial threat of tornado occurrence as this hazard occurs at least once each year. There are several river corridors in the county that feed the South Platte River. These include the St Vrain River, the Little Thompson, Big Thompson, and Poudre River. All of these rivers including the South Platte are located in Weld County. The risks of flooding is along these corridors includes not only rain events but snowpack melt. Thunderstorms producing high winds are a common occurrence across Weld County. Grass fire risks are higher in undeveloped areas. This hazard was rated as "Very High" during Weld County's CEPA (the Canadian Environmental Protection Act of 1999) risk assessment. Hail was also rated as "Very High" during the County's CEPA risk assessment. Tornadoes were listed as "High" risk.

Describe the vulnerability to these risks of housing occupied by low- and moderate-income households based on an analysis of data, findings, and methods.

These events impact all residents and businesses in the County including its low- and moderate-income households. The 2013 and 2015 floods that impacted the County and its residents severely impacting LMI households. Particularity hit were households living in manufactured housing or mobile home parks which were located along the river corridors. These same housing types, while being among the most affordable housing types in the County, are also more vulnerable to tornado, high wind and hail damage. These weather events can lead to total loss of the home.

Strategic Plan

SP-05 Overview

Strategic Plan Overview

The Weld CDBG program priorities are Public Improvements and adequate public infrastructure, Housing Preservation/Housing Affordability and Access to Public Services as suggested targets for projects for the CDBG program. In reviewing the Needs Assessment, these three priorities have risen to the top. First, the need for adequate public infrastructure was evident in every community whether it was an unincorporated area of the county or a municipality. Their needs gravitated to drainage, stormwater issues, sanitary sewer, water, child-care centers, senior and youth centers. Another high priority need is housing affordability including rehabilitation of existing housing as necessary to keep seniors and families in their homes safely. The County is growing rapidly and keeping families in their homes and close to their work is important. Access to services is another area of need in the county. The County is large with many small, rural towns. Services have been concentrated in the urban center of Greeley, but the needs are now as great in the smaller, growing communities in Weld County. To accomplish the best use of these funds, this program will work to develop partnerships.

The County anticipates receiving over \$5.1 million over the five year period of this plan. By their nature public infrastructure projects are costly. Some may be phased, some are small projects, and some must have broad partnerships. The County plans to continue to support housing rehabilitation projects and work with our current partners with experience with these programs. Partnerships have been established with the Towns of Firestone and Erie on their CDBG-funded housing rehabilitation programs and with the non-profit Brothers Redevelopment Inc. who manage these projects. CDBG funds were used to cover a portion of the infrastructure costs for a newly constructed low-income housing complex in Frederick. The use of Weld County CDBG funds for these types of projects is another way the County support housing affordability. Partnerships with VIA Mobility and 60+ Ride were built over the five year term of the last consolidated plan. Both these entities provided access to services through the provision of no cost or low cost transportation services for Seniors and the disabled. The Weld County CDBG Program plans to continue to build upon these partnerships and explore new ones to continue to meet the priorities of this program.

We plan to continue the conversation with our partners that include our citizens, those who serve our citizens, and our municipalities. This is how we will make our county better for those who live and work here.

SP-10 Geographic Priorities - 91.215(a)(1)

General Allocation Priorities

Describe the basis for allocating investments geographically within the state

There are no specific geographic priorities for the Weld County CDBG program. There are needs throughout the County, therefore geographic priorities are county-wide. Investments are based on the HUD-approved data that indicates block groups where there are concentrations of persons of low-to-moderate income in excess of 51%. Higher priority is given to areas where there are multiple LMA (low and moderate-income area) block groups or have an especially high concentration of LMI (low and moderate-income) residents. In the interest of avoiding the use of exclusively place-based opportunities, the Weld County CDBG program also utilizes a holistic approach to approve opportunities in multiple parts of the county, which will enhance the infrastructure, households, and mobility for LMI persons. Weld County does not participate in EMSA or HOPWA at this time.

SP-25 Priority Needs - 91.215(a)(2)

Priority Needs

Table 47 – Priority Needs Summary

1	Priority Need Name	Public Improvements and adequate infrastructure
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Elderly Persons with Physical Disabilities Non-housing Community Development
	Geographic Areas Affected	
	Associated Goals	Improve infrastructure & public facilities
	Description	The need for public improvements and adequate infrastructure is a need across all areas of the county and the participating jurisdictions. These needs include storm drainage improvements, sidewalk accessibility, water and wastewater systems, broadband, road improvements, and lighting and adequate public facilities such as senior centers, community centers and public parks.
	Basis for Relative Priority	Low and moderate-income households and persons will receive top priority. HUD dictates that 75% of all CDBG funds must be used to benefit low and moderate-income persons. As the County sets aside 20% of CDBG funds for program administration and planning, the County has required that the remaining 80% be spent on projects that benefit low and moderate-income persons.
2	Priority Need Name	Access to Public Services
	Priority Level	High

	Population	Extremely Low Low Moderate Families with Children Elderly Public Housing Residents Rural Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with HIV/AIDS and their Families Non-housing Community Development
	Geographic Areas Affected	
	Associated Goals	Improve access to public services
	Description	The need for access to more public services such as mental health care programs, counseling agencies, health care, safe havens, and other personal service needs was a high priority for all who provided input to the needs assessment.
	Basis for Relative Priority	The Needs Assessment clearly indicates the need for improved public services especially access to such services (transit).
	3 Priority Need Name	Housing Preservation
	Priority Level	High

	Population	Extremely Low Low Moderate Large Families Elderly Rural Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with HIV/AIDS and their Families
	Geographic Areas Affected	
	Associated Goals	Home Rehabilitation
	Description	The need to keep people in their homes was a priority across all sectors. Having owner occupied housing rehabilitation will keep seniors and families in their homes. It will help make their home safe, accessible and with better energy efficiency.
	Basis for Relative Priority	The Needs Assessment clearly indicates the need for the rehabilitation of housing for low and moderate-income homes especially owner-occupied homes.

Narrative (Optional)

SP-30 Influence of Market Conditions - 91.215 (b)

Influence of Market Conditions

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	The Weld County CDBG program does not provide TBRA at this time.
TBRA for Non-Homeless Special Needs	See above.
New Unit Production	Weld County will continue to encourage the construction of new affordable housing units by providing access to Private Activity Bonds (PABs) to the developers of such through an application process. The Weld County CDBG program can contribute to new unit production by offering grants to cover the cost of infrastructure improvements required for the construction of new affordable housing.
Rehabilitation	The Weld CDBG Program will continue to offer municipalities who wish to establish a housing rehabilitation program for their low and moderate-income residents an opportunity to apply for Weld County CDBG grant funds for their program.
Acquisition, including preservation	The Weld CDBG Program will continue to offer municipalities who wish to establish a housing rehabilitation program for their low and moderate-income residents an opportunity to apply for Weld County CDBG grant funds for their program.

Table 48 – Influence of Market Conditions

SP-35 Anticipated Resources - 91.215(a)(4), 91.220(c)(1,2)

Introduction

This grant will be used to address the priority needs, goals, and objectives outlined in the Consolidated Plan. The funds will be used to support activities consistent with the National Objectives for the CDBG program, as established by HUD. Very little, if any, program income is anticipated to be created from prior year projects.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	1,239,707	0	243,900	1,483,607	4,958,828	The amount expected in the first year and the 4 years after.

Table 49 - Anticipated Resources

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

The CDBG allocation on its own will not be able to address all the needs identified in the Consolidated Plan. It is important to leverage both financial and intellectual resources to accomplish the goals of the program. In addition to utilizing the sources mentioned above, the County will take prudent actions to assist other agencies and organizations in applying for all available funds and leveraging other resources to implement the strategies and programs. While there is no Federal match requirement for the CDBG program, the County will find more weight in grant applications that do propose to match funds.

If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

There is no publicly owned land or property that can be used to address the needs identified in the plan.

Discussion

Based on past years' experience, fewer of these activities will be leveraged with matching funds. While the program will find more weight in grant applications that propose match funds, the program will also consider the most benefit to low- and moderate-income persons as an offset when reviewing grant applications for approval. We will encourage partnerships with state and other local agencies. When the opportunity arises, partnerships with federal government programs will be encouraged as well.

SP-40 Institutional Delivery Structure - 91.215(k)

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
WELD COUNTY	Government	Non-homeless special needs Planning public facilities public services	Other

Table 50 - Institutional Delivery Structure

Assess of Strengths and Gaps in the Institutional Delivery System

Weld County's institutional delivery system benefits from a holistic approach that is complemented by the services of many agencies within the county and region. The variety of agencies available provide a unique level of coverage, whether the needs be more urban or rural based. In the Weld County CDBG program, every municipality within the county (excluding the Entitlement cities of Longmont, Thornton, Northglenn, Brighton and Greeley) is participating in the County-level CDBG program, rather than the state level program. Not only does this allow our program greater access to the areas of greatest need, but also the areas of greatest opportunity. A common gap experienced in the institutional delivery system is that the level of need is always greater than the level of funding available. Nonprofits could always use more donors, and the availability of a grant is always less than the applied need.

The County could not begin to provide the facilities and services needed to adequately address the needs of the low-moderate-income residents and neighborhoods without the involvement of area nonprofit organizations and the County Human Services programs. A great deal of the Institutional Delivery System's strength lies in the willingness of the agencies to discuss and collaborate on the needs in the community through networks such as Connections, North Colorado Health Alliance, Weld County United Way, the Northern Colorado Continuum of Care, and the Housing Navigation Center (to name a few). There is not enough funding (local or federal) to support all areas possible within the Consolidated Plan.

Availability of services targeted to homeless persons and persons with HIV and mainstream services

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Homelessness Prevention Services			
Counseling/Advocacy	X	X	X
Legal Assistance	X		
Mortgage Assistance			

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Homelessness Prevention Services			
Rental Assistance	X		
Utilities Assistance	X		
Street Outreach Services			
Law Enforcement	X	X	
Mobile Clinics	X	X	
Other Street Outreach Services	X	X	
Supportive Services			
Alcohol & Drug Abuse	X	X	
Child Care			
Education	X	X	
Employment and Employment Training	X	X	
Healthcare	X	X	
HIV/AIDS			X
Life Skills	X	X	
Mental Health Counseling	X	X	
Transportation	X		
Other			

Table 51 - Homeless Prevention Services Summary

Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)

A wide range of services are available in the community, many of which are if not targeted to, available to all categories of homeless persons noted in the question. Homeless persons generally receive referrals from the agencies with whom they are working. Agencies within the Institutional Delivery System are accustomed to working collaboratively to identify and meet the needs. Specific examples include the availability of assistance for rent and utilities through agencies such as Catholic Charities, bus passes provided to United Way and distributed to persons who are homeless, and the Housing Navigation Center and the Community Action Collaborative which work to assess needs and connect individuals and families to resources and services.

Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above

At least one agency locally works with each of the special needs' populations identified in the question. As stated before, the collaboration among agencies is probably the biggest strength in the delivery

system. Not all areas of the County have services for special needs people with the largest gap being access to public services for underserved communities.

Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs

Via Mobility partnership continues providing free rides for seniors and residents with disabilities across Northern Colorado. Weld County residents who rely on accessible transportation will continue to have that support through the end of 2026, following a decision by County commissioners to extend an agreement with Via Mobility Transit Services. The extension ensures that older adults and individuals with disabilities in unincorporated Weld County and several nearby communities can continue accessing free shared-ride transportation for essential daily needs. Via Mobility Transit Services, a nonprofit provider specializing in accessible transportation. The County has an opportunity to continue to support the services that Via Mobility provides to the future.

The Weld County CDBG program will look for opportunities to support free shared-ride transportation for older adults and individuals with disabilities especially for those serving rural Weld County.

SP-45 Goals - 91.215(a)(4)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Improve infrastructure & public facilities	2026	2030	Non-Housing Community Development		Public Improvements and adequate infrastructure	CDBG: \$3,558,828	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 7000 Persons Assisted
2	Improve access to public services	2026	2030	Non-Homeless Special Needs		Access to Public Services	CDBG: \$500,000	Public service activities other than Low/Moderate Income Housing Benefit: 400 Persons Assisted
3	Home Rehabilitation	2026	2030	Affordable Housing Non-Homeless Special Needs		Housing Preservation	CDBG: \$900,000	Homeowner Housing Rehabilitated: 60 Household Housing Unit

Table 52 – Goals Summary

Goal Descriptions

1	Goal Name	Improve infrastructure & public facilities
	Goal Description	Improve infrastructure to foster accessible and livable neighborhoods and improve access to public amenities (examples of such projects are water and sewer main improvements; parks; storm drainage; sidewalk accessibility). Develop or improve facilities that provide services to low- to moderate -income residents and special needs populations (examples of such projects that improve a community center; expand or improve non-profit facility).

2	Goal Name	Improve access to public services
	Goal Description	Improve access to services for low and moderate income persons, seniors, youth and special needs populations. Improve access to transportation services, affordable and reliable childcare services & healthcare services and increased access to job opportunities were among the many needs of the people in the many participating jurisdictions in the county. Access to affordable, reliable services would have a positive economic impact on low and moderate income persons. Partnerships must be developed to provide access in various parts of the County to develop such services.
3	Goal Name	Home Rehabilitation
	Goal Description	Help Seniors and special needs residents remain housed while living independently as they choose (examples of such projects are housing rehab programs). Rehabilitation of pre-existing housing inventory to increase affordable, accessible housing choices.

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)

At this time Weld County does not receive HOME funds.

SP-50 Public Housing Accessibility and Involvement - 91.215(c)

Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement)

The Weld County Housing Authority does not own any units.

Activities to Increase Resident Involvements

The Weld County Housing Authority only issues vouchers.

Is the public housing agency designated as troubled under 24 CFR part 902?

No

Plan to remove the 'troubled' designation

NA

SP-55 Strategic Plan Barriers to Affordable Housing - 91.215(h)

Barriers to Affordable Housing

Most of negative effects of public policy stems from the region's lack of water. The cost of water for development is borne by the developer. Since there is a lack of water to sell for development the cost pushes the cost developing housing. Municipalities are where most development occurs and their Municipal regulations require some water dedication.

Water usage in Weld County plays a crucial role in identifying potential development limitations and planning for sustainable growth. Water infrastructure expenses, such as utility connection fees and impact fees, can make constructing affordable housing increasingly challenging, particularly in areas with limited infrastructure. The average residential water use per capita is estimated to be 162 (gpcd) according to local water efficiency plans. Water supply limitations in the County are a significant barrier to housing developments in Unincorporated Weld County, which creates a situation where denser housing and housing solutions may be best coordinated with incorporated cities.

The availability and condition of infrastructure, such as roads, water, and sewer systems, play a critical role in determining the feasibility of housing construction in Weld County.

Utilities are a challenge in Unincorporated Weld County.

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

The Weld County Housing Needs Assessment, adopted in November 2025, outlined strategic policy recommendations designed to address housing challenges. With Weld County experiencing rapid population growth, projected to increase by over 60% by 2050, and facing rising housing costs that far outpace income growth, the below recommendations aimed to guide local decision-makers in addressing affordability, accessibility, and infrastructure constraints.

The policy recommendations are organized into three categories: Strengthening Regional Collaboration, Enhancing Funding and Resource Areas and Monitoring and Policy Evaluation.

1. Collaborate with existing local and regional housing assistance programs to increase awareness and coverage of assistance. Nearly half (46%) of renters in Weld County are cost-burdened, and 23% of homeowners spend more than 30% of their income on housing. Despite the availability of assistance programs, many households, especially underserved groups, may not be aware of or able to access these resources. Strengthening collaboration and outreach can help bridge this gap and ensure broader coverage and utilization of existing support system.

2. Collaborate with municipalities to better advocate for the use of housing assistance programs by all households, prioritizing underserved households. Targeted advocacy and collaboration with cities can help ensure housing assistance programs reach those most in need. This may include joint outreach

campaigns, shared resource hubs, targeted communications, cross-training staff and data-sharing agreements.

3. Assist existing County housing assistance programs by proactively applying for state and federal grants. With housing costs exceeding worker wages, homeowners needing \$180,720 annually to afford a median-priced home, local programs require additional funding to meet rising demand. Proactively pursuing external grants can help expand the reach and impact of county-level assistance, especially for essential workers and low-income households.

This may contribute to the County's ability to implement existing programs (the list below serves as examples and is not a comprehensive list of all County housing resources):

- Award Private Activity Bonds (PABs) for affordable housing developments.
- Award Home Rehabilitation Grants to municipalities for minor repairs of low- and moderate-income owner-occupied homes.
- Assist with Day of Service Programs, which provide minor exterior home improvements for low- and moderate-income households.
- Funding Weld Way Home, a homeless prevention program.

Additionally, this may further programs that need additional funds to better serve the population.

4. Review and revise (as needed) current housing policies and their effectiveness yearly. Given the rapid changes in population, housing costs, and development patterns, ongoing evaluation of housing policies is critical. Regular reviews will help ensure policies remain responsive to emerging needs, such as the aging population, affordability challenges, and infrastructure constraints, and allow for timely adjustments to improve outcomes.

This may include future policies and strategies included in the County's Comprehensive Plan and other future planning efforts. The Comprehensive Plan should consider the inclusion of a progress report to facilitate implementation reviews.

SP-60 Homelessness Strategy - 91.215(d)

Describe how the jurisdiction's strategic plan goals contribute to:

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

The County's Department of Human Services (DHS) offers a wide range of services to assist homeless persons including referrals.

Addressing the emergency and transitional housing needs of homeless persons

Housing needs are addressed through emergency shelters such as Hope at Miracle House, Greeley Transitional House, the Guadalupe Center, and A Woman's Place. Homeless persons are housed as quickly as possible; however, the lack of available housing makes immediate housing a challenge. As mentioned above, the County provides resources and funding to assist in needs of homeless persons.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again.

The Housing Navigation Center is a place where the homeless persons can go for resources and assistance to locate housing. Also, they assist persons who recently found homes, maintain occupancy. This is a partnership with United Way, the Continuum of Care, Weld County, A Woman's Place, mental Health providers and some private sector providers.

Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education or youth needs

The United Way of Weld County's Weld's Way Home 2.0 Strategic Plan (WWH 2.0) released in 2023 was created as a response to a rising number of households seeking shelter in Weld County in 2011. This was a 5-year process that took place from 2015 to 2020, driven by community feedback and engagement. The plan outlines its' priorities to end homelessness and increase prevention strategies. Plan priorities include advocacy, coordinated household stabilization, information sharing, landlord

partnership, police partnerships & criminal justice system, transportation, community education, housing navigation center with cold weather shelter, expanded case management services, faith engagement and affordable housing, housing retention, move-in opportunities.

To view the plan go to <https://www.unitedway-weld.org/wp-content/uploads/2022/11/Welds-Way-Home-2.0-Web.pdf>.

SP-65 Lead-based Paint Hazards - 91.215(i)

Actions to address LBP hazards and increase access to housing without LBP hazards

The State is responsible for identifying and working with the County to address these hazards. Funding from the State is lacking except to test children. The Weld County Housing Authority has a housing rehab loan program. The plan to develop a housing rehab grant program for 2022 and beyond with the authority will address lead-based paint hazards on those units it rehabilitates. This hazard will be addressed with the proper techniques required by state and federal regulations.

How are the actions listed above related to the extent of lead poisoning and hazards?

Any homes rehabilitated with children will use mitigation techniques to eliminate lead-based paint hazards. Any such places will be sent to the State for testing.

How are the actions listed above integrated into housing policies and procedures?

As previously discussed, all housing rehabilitation funded by CDBG dollars will be investigated to ensure that if the structure was built prior to 1979, it is tested for lead based paint, and if it is discovered, the hazards are mitigated as requirement of any rehab to ensure the safety of residents. Until such a housing rehabilitation grant program is established, testing requests will be sent to the State.

SP-70 Anti-Poverty Strategy - 91.215(j)

Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families

Weld County Programs providing such services include the following:

- Family Resource Division offers a variety of supportive services surrounding the areas of post adoption, promoting healthy and intact families, child abuse prevention, public assistance navigation assistance and community outreach.
- Child Protection services which assess for safety and provide protection to children who are battered and abused, severely neglected, and/or dependent.
- Assistance programs are available to aid individuals and families that qualify for help. Programs include financial assistance in the form of monetary payments, help with childcare costs, grocery bills, and medical care.
- Employment Services offers job opportunities, training, career planning programs, job skills development, workshops, job fairs, and vocational skills assessments.
- Child Support Enforcement provides services to help parents and anyone caring for children. Services include testing for paternity, establishing court orders for child support, and enforcing the child support payment obligations.
- Area Agency on Aging plans, coordinates, and advocates for services to aid our older population. Including Adult Protective Services (APS) which provides protection for at-risk adults by investigating allegations of abuse, exploitation, caretaker neglect and self-neglect.

How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan

Weld County will provide emergency assistance (i.e. rent, utilities, clothing etc.) and health (i.e. vision, dental, etc.) services assistance to individuals and families to maintain or improve household stability and self-sufficiency. Weld County will provide ongoing case management and care planning for vulnerable populations (seniors, disabled individuals, families who are homeless or at risk of homelessness) and will make referrals to other community resources to ensure quality living in the least restrictive setting.

In addition, Workforce center case management services include the implementation of worksite development programs designated target individuals who encounter numerous employment barriers such as poor work histories, lack of work experience, limited education and offender status.

SP-80 Monitoring - 91.230

Describe the standards and procedures that the jurisdiction will use to monitor activities carried out in furtherance of the plan and will use to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

The County will monitor the expenditure of CDBG funds through the use of detailed contracts supplemented by monitoring, evaluations and reports. For each project or program funded, the County and the subrecipient enters into a contract that describes the scope of work, a budget and reporting requirements. All recipients of CDBG funds through the County are subject to monitoring for regulatory and statutory compliance. CDBG Staff is responsible for ensuring that subrecipients and contractors comply with all regulations and requirements governing their administrative, financial and programmatic operations. There are two types of monitoring the County will implement: report monitoring and on-site monitoring. Initially, we plan regular monitoring on all projects until capacity is established, then risk based monitoring may take place.

Expected Resources

AP-15 Expected Resources - 91.220(c)(1,2)

Introduction

This grant will be used to address the priority needs, goals, and objectives outlined in the Consolidated Plan. The funds will be used to support activities consistent with the National Objectives for the CDBG program, as established by HUD. Very little, if any, program income is anticipated to be created from prior year projects.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	1,239,707.00	0.00	243,900.00	1,483,607.00	4,958,828.00	The amount expected in the first year and the 4 years after.

Table 53 - Expected Resources – Priority Table

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how

matching requirements will be satisfied

The CDBG allocation on its own will not be able to address all the needs identified in the Consolidated Plan. It is important to leverage both financial and intellectual resources to accomplish the goals of the program. In addition to utilizing the sources mentioned above, the County will take prudent actions to assist other agencies and organizations in applying for all available funds and leveraging other resources to implement the strategies and programs. While there is no Federal match requirement for the CDBG program, the County will find more weight in grant applications that do propose to match funds.

If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

There is no publicly owned land or property that can be used to address the needs identified in the plan.

Discussion

Based on past years' experience, fewer of these activities will be leveraged with matching funds. While the program will find more weight in grant applications that propose match funds, the program will also consider the most benefit to low- and moderate-income persons as an offset when reviewing grant applications for approval. We will encourage partnerships with state and other local agencies. When the opportunity arises, partnerships with federal government programs will be encouraged as well.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives - 91.220(c)(3)&(e)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Improve infrastructure & public facilities	2026	2030	Non-Housing Community Development		Public Improvements and adequate infrastructure	CDBG: \$1,012,965.00	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 3336 Persons Assisted
2	Improve access to public services	2026	2030	Non-Homeless Special Needs		Access to Public Services	CDBG: \$147,700.00	Public service activities other than Low/Moderate Income Housing Benefit: 100 Persons Assisted
3	Home Rehabilitation	2026	2030	Affordable Housing Non-Homeless Special Needs		Housing Preservation	CDBG: \$75,000.00	Homeowner Housing Rehabilitated: 5 Household Housing Unit

Table 54 – Goals Summary

Goal Descriptions

1	Goal Name	Improve infrastructure & public facilities
	Goal Description	Improve infrastructure to foster accessible and livable neighborhoods and improve access to public amenities (examples of such projects are water and sewer main improvements; parks; storm drainage; sidewalk accessibility). Develop or improve facilities that provide services to low- to moderate -income residents and specials needs populations (examples of such projects are improve community center; expand or improve non-profit facility).
2	Goal Name	Improve access to public services
	Goal Description	Help Seniors and special needs residents remain housed while living independently as they choose (examples of such projects are housing rehab programs). Rehabilitation of pre-existing housing inventory to increase affordable, accessible housing choices. Support affordable housing for low and moderate-income persons.
3	Goal Name	Home Rehabilitation
	Goal Description	

AP-35 Projects - 91.220(d)

Introduction

Top three priorities for the County are to improve public infrastructure, improve access to services and housing affordability.

There are \$148,965 of grant funds that is remaining in the overall grant budget to be reserved for cost overruns on 2026 infrastructure projects with preference given to funding costs associated with clearing environmental issues so the project may proceed. Note that all 2026 projects listed serve primarily low and moderate-income persons.

#	Project Name
1	26-1 Platteville Riverview Park Restroom Facility
2	26-2 Firestone Housing Rehab III
3	26-3 Nunn Senior Center & Gym Accessibility
4	26-5 Ault Senior Center Building Improvements
5	25-6 WHALE Respite Center Expansion
6	26-7 Lochbuie Park ADA Accessibility
7	Planning & Administration
8	26-8 Contingency

Table 55 – Project Information

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

Weld County priorities drive the allocation priorities. The Weld County Community Development Block Grant (CDBG) Program requires that all projects awarded funding serve primarily (51% or more) low and moderate-income persons. No obstacles to addressing underserved needs.

AP-38 Project Summary
Project Summary Information

1	Project Name	26-1 Platteville Riverview Park Restroom Facility
	Target Area	
	Goals Supported	Improve infrastructure & public facilities
	Needs Addressed	Public Improvements and adequate infrastructure
	Funding	CDBG: \$272,625.00
	Description	This project includes purchase and installation of a pre-cast handicapped accessible restroom in Riverview Park, a public park heavily used for recreation and community events. The project will be in a neighborhood where a survey indicates that over 51% of the persons living in the neighborhood are low- and moderate income persons.
	Target Date	7/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	The project is estimated to benefit 281 families. The families in neighborhoods served are greater than 51% low- and moderate income.
	Location Description	This project includes purchase and installation of a pre-cast handicapped accessible restroom in Riverview Park, a public park heavily used for recreation and community events. The project will be in a neighborhood where a survey indicates that over 51% of the persons living in the neighborhood are low- and moderate income persons.
2	Planned Activities	It is anticipated that the CDBG funds will be used to construct an approximately 200 square foot, two single-user ADA accessible restroom facility in Riverview Park. There will be an exterior mounted ADA accessible drinking fountain on the outside wall and ADA sidewalk and ramp access will be installed to ensure proper access to the restroom facilities from the street or adjacent sidewalks.
	Project Name	26-2 Firestone Housing Rehab III
	Target Area	
	Goals Supported	Home Rehabilitation
	Needs Addressed	Housing Preservation
	Funding	CDBG: \$75,000.00

	Description	The project is the continuation of a minor housing rehabilitation program for the Town of Firestone. The project will assist low and moderate-income owner-occupied homeowner housing with minor repairs up to \$15,000 per household. The program will address improvements and will prioritize efforts by correcting health and safety issues first and then code violations and maintenance of low to moderate-income owner-occupied homes.
	Target Date	9/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	The project is estimated to serve five (5) low and moderate income households within the Town of Firestone Town limits.
	Location Description	Various locations within the Town of Firestone, Weld County, CO
	Planned Activities	CDBG funds will be used for labor, construction and administration costs to rehabilitate five (5) owner occupied residences of low and moderate income persons within Firestone Town limits in partnership with Brothers Redevelopment I Inc., 501 c (3) non-profit.
3	Project Name	26-3 Nunn Senior Center & Gym Accessibility
	Target Area	
	Goals Supported	Improve infrastructure & public facilities
	Needs Addressed	Public Improvements and adequate infrastructure
	Funding	CDBG: \$155,600.00
	Description	This project is designed to eliminate accessibility barriers and bring two essential community buildings, the Nunn Senior Center and the Town Community Center gym, into compliance with the Americans with Disabilities Act (ADA).
	Target Date	9/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	The project will benefit 340 low- and moderate income persons. The Town of Nunn is 61.3% low and moderate income persons per Census data.
	Location Description	Nunn Senior Center 775 3rd St., Nunn, CO 80648 and Nunn Community Center 185 Lincoln Ave., Nunn, CO 80648

	Planned Activities	At the Nunn Senior Center, the project will consist of interior improvements to include widening entryways and installing ADA-compliant doors and hardware and exterior improvements to include upgrades to both building entrances, parking, and pedestrian pathways. The project includes the installation of ADA-accessible bleachers at the Town Community Center gym to replace the current deteriorated bleachers.
4	Project Name	26-5 Ault Senior Center Building Improvements
	Target Area	
	Goals Supported	Improve infrastructure & public facilities
	Needs Addressed	Public Improvements and adequate infrastructure
	Funding	CDBG: \$198,775.00
	Description	Improvements to the Ault Senior Center
	Target Date	9/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	575 low and moderate-income persons served.
	Location Description	204 1st Street, Ault, CO 80610
	Planned Activities	The project would convert one restroom to accessible ADA standards, install two storm doors, two ADA accessible exterior/interior transition thresholds, six energy efficient windows, asbestos testing and remediation, if required. Optional to include replacement of ceiling light fixtures, update wiring for lighting and programmable thermostats, remove and replace asphalt shingle roof and replace existing carpet.
5	Project Name	25-6 WHALE Respite Center Expansion
	Target Area	
	Goals Supported	Improve access to public services
	Needs Addressed	Access to Public Services
	Funding	CDBG: \$147,700.00
	Description	The purpose of this CDBG application is to assist WHALE (We Help And Love Everyone) Respite Center, a 501(c)(3) nonprofit, with the operational expenses needed to expand evening and weekend respite care for children with delays and disabilities.

	Target Date	9/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	100 low and moderate-income persons
	Location Description	5699 W 20th Street, Suite 400, Greeley, CO 80634
	Planned Activities	CDBG funds will be used to support the staffing, clinical oversight, operational needs, administrative functions necessary to launch and expand WHALE's evening and weekend respite program.
6	Project Name	26-7 Lochbuie Park ADA Accessibility
	Target Area	
	Goals Supported	Improve infrastructure & public facilities
	Needs Addressed	Public Improvements and adequate infrastructure
	Funding	CDBG: \$237,000.00
	Description	This project improves access to and amenities in Lochwood Park, the Town's only public park.
	Target Date	9/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	2,140 low and moderate income persons
	Location Description	Lochwood Park, Lochbuie, CO 80603
	Planned Activities	Design and construction of an ADA compliant parking area, improved access to the park, ADA access to the playground equipment and amenities, replacement of the current surface treatment, installation of four (4) shade structures at Lochwood Park in Lochbuie.
7	Project Name	Planning & Administration
	Target Area	
	Goals Supported	
	Needs Addressed	
	Funding	CDBG: \$247,942.00
	Description	Program administration and planning.
	Target Date	9/30/2027

	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	Weld County, Colorado
	Planned Activities	Program administration and planning.
8	Project Name	26-8 Contingency
	Target Area	
	Goals Supported	Improve infrastructure & public facilities
	Needs Addressed	Public Improvements and adequate infrastructure
	Funding	CDBG: \$148,965.00
	Description	Funding for cost overruns on 2026 infrastructure projects
	Target Date	9/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	Various locations in Weld County, Colorado
	Planned Activities	Cost overruns on any of the 2026 infrastructure projects listed above with preference given to funding costs associated with clearing environmental issues so the project may proceed.

AP-50 Geographic Distribution - 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

There are needs throughout the County, therefore geographic priorities are County-wide. Investments are based on the HUD-approved data that indicates block groups where there are concentrations of persons of low-to-moderate income in excess of 51%. Higher priority is given to areas where there are multiple LMA (low and moderate-income area) block groups or have an especially high concentration of LMI (low and moderate- income) residents. In the interest of avoiding the use of exclusively place-based opportunities, the Weld County CDBG program also utilizes a holistic approach to approve opportunities in multiple parts of the County, which will enhance the infrastructure, households, and mobility for LMI persons.

Geographic Distribution

Target Area	Percentage of Funds

Table 56 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

The determination has been made to spread funding across needy areas in the county, rather than focusing a year's funding exclusively on one geographic area of entitlement.

Discussion

Key investments in public infrastructure, public facilities, and public services will have multi-faceted, far-reaching improvements for the areas those programs serve.

Affordable Housing

AP-55 Affordable Housing - 91.220(g)

Introduction

While the Weld County CDBG Program cannot build new affordable housing units. Affordable housing continues to be an ongoing need in our County, but through strategic use of the CDBG funding aims to address the need in a holistic, multi-pronged approach. Continued collaboration with municipalities and public housing agencies will be necessary to increase the reach and leveraging power of CDBG dollars. Regional collaboration and investment in key areas of the community will also continue to be imperative aspects of success.

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	4
Special-Needs	1
Total	5

Table 57 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	0
The Production of New Units	0
Rehab of Existing Units	5
Acquisition of Existing Units	0
Total	5

Table 58 - One Year Goals for Affordable Housing by Support Type

Discussion

We anticipate that housing rehabilitation programs will continue to be funded each year for the duration of this consolidated plan. The Erie Housing Rehabilitation Program with a goal of rehabbing ten residences funded in 2025 is ongoing with seven properties currently being rehabilitated.

AP-60 Public Housing - 91.220(h)

Introduction

The Weld County Housing Authority does not own any units. It is not their intent in the near future to acquire or build any units.

Actions planned during the next year to address the needs to public housing

Weld County is restructuring their public housing authority to better the County's public housing needs.

Actions to encourage public housing residents to become more involved in management and participate in homeownership

Weld County Housing Authority has no units therefore no residents.

If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance

The Weld County Housing Authority is designated as troubled and are executing a plan to remove that designation. There is no issue with their continuing to provide financial assistance as planned.

Discussion

AP-65 Homeless and Other Special Needs Activities - 91.220(i)

Introduction

The County Department of Human Services (DHS) offers a wide range of services including referrals. United Way of Weld County's Housing Navigation Center (HNC) helps those experiencing homelessness regain housing and prevents those at-risk of homelessness from losing housing. The Northern Colorado Continuum of Care (NoCO CoC) supports a coordinated community-wide system capable of quickly connecting people experiencing homelessness to permanent housing and supportive services. North Front Range Behavioral Health provides mental health and drug and alcohol rehabilitation programs. Employment Services of Weld County is a comprehensive workforce center that provides resources for and connections to employment, education, and training.

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

Outreach and assessment is best done by those agencies with expertise helping homeless individuals and families and, in 2025, the Northern was carried out by the Northern Colorado Continuum of Care's Point-in-time (PIT) Count and State of Homelessness Report. Data from the 2024 PIT Count is included in the tables in NA-40 Homelessness Needs Assessment and helped inform the MA-30 Homeless Facilities and Services and SP-60 Homelessness Strategy.

Addressing the emergency shelter and transitional housing needs of homeless persons

The agencies mentioned above work in some capacity to address emergency shelter and transitional housing needs of homeless persons.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

The County did not establish one-year goals specifically to help homeless transition to housing and independent living but rather supports the agencies providing such assistance. The agencies named above all work to provide referrals, case management, and in some cases, financial assistance (rent and/or utility assistance) to help households avoid returning to homelessness. The Weld County Department of Human Services provides resources to assist persons who are homeless including using

resources mentioned above.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.

The Weld County Department of Human Services provides resources to assist persons who are homeless including using resources mentioned above.

Discussion

The agencies mentioned above all work to provide referrals, case management, and in some cases, financial assistance (rent and/or utility assistance) to help households avoid returning to homelessness.

AP-75 Action Plan Barriers to Affordable Housing - 91.220(j)

Introduction

Barriers to affordable housing are policies, administrative rules and regulations, market conditions, public or private systems and economic conditions that impede access to affordable housing. The biggest barrier to affordable housing is the cost of water. There is a lack of water in Northern Colorado including Weld County. Many municipalities are working together to fund bringing or providing additional water to help accommodate growth. The cost to do this is expensive.

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

Weld County plans to review and revise (as needed) current housing policies and their effectiveness yearly. Given the rapid changes in population, housing costs, and development patterns, ongoing evaluation of housing policies is critical. Regular reviews will help ensure policies remain responsive to emerging needs, such as the aging population, affordability challenges, and infrastructure constraints, and allow for timely adjustments to improve outcomes.

AP-85 Other Actions - 91.220(k)

Introduction

The CDBG allocation on its own will not be able to address all the needs identified in the Consolidated Plan. It is important to leverage both financial and intellectual resources to accomplish the goals of the program. The County will also work with a network of representatives from the private lending community, financial experts, and private and non-profit developers and consultants who can provide technical expertise.

Actions planned to address obstacles to meeting underserved needs

Communications is the key to assisting the underserved. Providing information in various forms and places is the key to addressing some of the obstacles to getting help to those that need it. We plan to work with municipalities by providing them with ways to reach out to their citizens about the services available. We will work with County Department of Human Services and nonprofit agencies in this endeavor.

Actions planned to foster and maintain affordable housing

Weld County fosters affordable housing by utilizing Private Activity Bonds (PABs) to fund construction, partnering with nonprofits like Habitat for Humanity, and implementing the "Weld's Way Home 2.0" strategic plan. The County focuses on creating low-to-moderate income units, supporting renovations, and supporting initiatives for unhoused residents, such as the StarRise Apartments, a 58-unit permanent supportive housing project in Greeley.

Actions planned to reduce lead-based paint hazards

The County will also continue to participate annually in the State's Lead Safety Awareness Month. Participation will include providing lead paint awareness pamphlets at public buildings and posting lead-based paint awareness posters, space permitting. The lack of funding from the State inhibits even small scale assistance except to provide testing for children.

Actions planned to reduce the number of poverty-level families

The County will work with AIM's Community College and other job resource agencies to train persons in need of jobs. The County's Workforce Center will also be a resource for persons in need to help them find jobs which is a step toward moving out of poverty

Actions planned to develop institutional structure

There is, overall, good coordination and little duplication of services locally, in part because the participating jurisdictions are mostly small communities. The local nonprofit infrastructure is diverse and

active in the community. The plan this year and through the next several years is to work on building capacity for many of the participating jurisdictions and nonprofit agencies.

Actions planned to enhance coordination between public and private housing and social service agencies

To enhance overall coordination, CDBG staff will continue consultations, open lines of communication and attend meetings that will enrich the program. The county currently is involved many agencies dealing with social services and public housing. The county has a housing authority as well. These current systems allow for coordination. The CDBG program will enhance these ongoing situations.

Discussion

It is essential that staff coordinates with other agencies to implement, enhance and bring success to the County's CDBG program and to the services to persons needing assistance.

Program Specific Requirements

AP-90 Program Specific Requirements - 91.220(l)(1,2,4)

Introduction

The plan is to fund public improvement and/or public facility projects, access to public services and projects that improve housing affordability including housing rehabilitation projects and infrastructure costs related to the new construction of affordable housing in keeping with the Board of County Commissioners (BOCC) priorities for the Weld County CDBG Program. Additionally, all projects funded with Weld County CDBG funds must primarily serve low and moderate income persons.

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(l)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
Total Program Income:	0

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income.	80.00%

Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.

Discussion

The Weld County CDBG program plans to use at least 70% of the CDBG funds to benefit low-and moderate-income persons for a three year period from PY2026-PY2028.

Appendix - Alternate/Local Data Sources

1	Data Source Name
	2025 Point-In-Time Count
	List the name of the organization or individual who originated the data set.
	Northern Colorado Continuum of Care
	Provide a brief summary of the data set.
	The Point-in-Time (PIT) count is a count of people experiencing sheltered and unsheltered homelessness. The U.S. Department of Housing and Urban Development (HUD) requires each Continuum of Care (CoC) to conduct the Point-in-Time (PIT) on one night in the last 10 days of January each year. The Colorado Balance of State (BoS) Continuum of Care (CoC) conducts a sheltered count every year and both a sheltered and unsheltered count every odd year, in accordance with HUD's Point-in-Time (PIT) Count Methodology Guide.
	What was the purpose for developing this data set?
	The annual point in time count is a nationwide effort required by HUD to count individuals experiencing homelessness on a single night in January each year. This count is conducted by Continuum of Care (CoCs). HUD requires CoCs to conduct a count of both sheltered and unsheltered individuals experiencing homelessness at least every other year.
Provide the year (and optionally month, or month and day) for when the data was collected.	
2025	
Briefly describe the methodology for the data collection.	
This year's PIT is a sheltered and unsheltered count. The sheltered count includes all individuals and families residing in Emergency Shelter, Transitional Housing, Safe Haven programs. This includes individuals and families living in hotels and motels paid for by charitable organizations or by federal, state, or local government programs.	
The unsheltered count includes all individuals who have a primary nighttime residence that is a public or private place not meant for human habitation.	
Describe the total population from which the sample was taken.	
Larimer and Weld Counties	
Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed.	
Homeless individuals	

2	Data Source Name FY2026 HUD FMR
	List the name of the organization or individual who originated the data set. HUD
	Provide a brief summary of the data set. HUD developed Fair Market Rents for metropolitan areas and non-metropolitan FMR areas.
	What was the purpose for developing this data set? The HUD FMR (Fair Market Rent) Datasheet serves to establish annually updated, localized, 40th-percentile gross rent estimates for 0-4+ bedroom units. Its primary purpose is to set payment standards for the Section 8 Housing Choice Voucher (HCV) program, determine rent ceilings for HUD programs like HOME and ESG, and guide public housing flat rents.
	Provide the year (and optionally month, or month and day) for when the data was collected. 2026
	Briefly describe the methodology for the data collection. HUD calculates the base rent using 2019-2023 5-year American Community Survey (ACS) estimates of 2-bedroom adjusted standard quality gross rents calculated for each FMR area as the new basis for FY2026, provided the estimate is statistically reliable. HUD calculates a recent mover adjustment factor by comparing an ACS 2023 1-year 40th percentile recent mover 2-bedroom rent to the ACS 2019-2023 5-year 40th percentile adjusted standard quality gross rent. HUD applies a gross rent inflation adjustment factor. To further inflate rents from CY2024 to FY2026, HUD uses a "trend factor" based on the forecast of CPI gross rent changes through FY2026. HUD multiplies the base rent by the recent mover factor, the gross rent inflation factor, and the trend factor to produce a rent that is "as of" the current fiscal year. FY2026 FMRs are then compared to a State minimum rent, and any area whose preliminary FMR falls below this value is raised to the level of the State minimum. HUD calculates "bedroom ratios" and multiplies these by the two-bedroom rent to produce preliminary FMRs for unit sizes other than two bedrooms. FY2026 FMRs may not be less than 90% of FY2025 FMRs. Therefore, HUD applies "floors" based on the prior year's FMRs.
	Describe the total population from which the sample was taken. Weld County, CO is part of the Greeley, CO MSA, which consists of the following counties: Weld County, CO. All information here applies to the entirety of the Greeley, CO MSA.
Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed.	

3	Data Source Name
	U.S. Census Bureau, ACS 2023 5-Year Estimates
	List the name of the organization or individual who originated the data set.
	U.S. Census Bureau
	Provide a brief summary of the data set.
	The American Community Survey's 5-Year Estimates are a component of the American Community Survey (ACS), a continuous survey conducted by the U.S. Census Bureau. They provide granular insights into the demographic, social, economic, and housing characteristics of every community nationwide. This level of granularity extends to the smallest geographic units, including census tracts and block groups, allowing for hyper-local analysis that is unmatched by other data sources. In contrast to the ACS 1-Year Estimates, which are limited to larger areas due to their sample size, the 5-Year Estimates aggregate data collected over a five-year period. This accumulation of data allows for the reliable estimation of characteristics in smaller or rural areas with populations under 20,000, places that might otherwise be statistically invisible in shorter time frames. This comprehensive coverage ensures that even the most remote corners of the country are represented in the national picture.
	What was the purpose for developing this data set?
The 5-Year Estimates offer a detailed analysis of trends and characteristics across all U.S. regions, ensuring data accuracy while maintaining respondent confidentiality. They provide a robust basis for comparative analysis, allowing researchers, policymakers, and the public to examine trends and disparities across different regions, demographics, and socioeconomic groups.	
Provide the year (and optionally month, or month and day) for when the data was collected.	
2019-2023	
Briefly describe the methodology for the data collection.	
The American Community Survey (ACS) 5-year estimates are produced by pooling 60 months of survey data, providing the most reliable, high-precision data for all geographic population sizes, down to block groups. These are period estimates, not averages, released annually and updated using the last year's geographic boundaries and inflation-adjusted dollar values.	
Describe the total population from which the sample was taken.	
The American Community Survey (ACS) collects detailed social, economic, housing, and demographic information from a sample of households across the 50 states, the District of Columbia, and Puerto Rico.	

	Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed. The 5-year data covers all geographic areas, including small populations, towns, census tracts, and block groups.
4	Data Source Name Census Bureau, ACS 2016 and 2023 5-Year Estimates
	List the name of the organization or individual who originated the data set. U.S. Census Bureau
	Provide a brief summary of the data set. American Community Survey 5-year estimates from 2016 and 2023. The American Community Survey's 5-Year Estimates are a component of the American Community Survey (ACS), a continuous survey conducted by the U.S. Census Bureau. They provide granular insights into the demographic, social, economic, and housing characteristics of every community nationwide. This level of granularity extends to the smallest geographic units, including census tracts and block groups, allowing for hyper-local analysis that is unmatched by other data sources. In contrast to the ACS 1-Year Estimates, which are limited to larger areas due to their sample size, the 5-Year Estimates aggregate data collected over a five-year period. This accumulation of data allows for the reliable estimation of characteristics in smaller or rural areas with populations under 20,000, places that might otherwise be statistically invisible in shorter time frames. This comprehensive coverage ensures that even the most remote corners of the country are represented in the national picture.
	What was the purpose for developing this data set? The 5-Year Estimates offer a detailed analysis of trends and characteristics across all U.S. regions, ensuring data accuracy while maintaining respondent confidentiality. They provide a robust basis for comparative analysis, allowing researchers, policymakers, and the public to examine trends and disparities across different regions, demographics, and socioeconomic groups.
	Provide the year (and optionally month, or month and day) for when the data was collected. Collected for 2016 and 2023
	Briefly describe the methodology for the data collection. The American Community Survey (ACS) 5-year estimates are produced by pooling 60 months of survey data, providing the most reliable, high-precision data for all geographic population sizes, down to block groups. These are period estimates, not averages, released annually and updated using the last year's geographic boundaries and inflation-adjusted dollar values.

	Describe the total population from which the sample was taken. The American Community Survey (ACS) collects detailed social, economic, housing, and demographic information from a sample of households across the 50 states, the District of Columbia, and Puerto Rico.
	Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed. The 5-year data covers all geographic areas, including small populations, towns, census tracts, and block groups.
5	Data Source Name Weld County, Colorado 2024 Demographic Profile List the name of the organization or individual who originated the data set. Colorado Department of Labor and Employment, Labor Market Information (LMI Gateway), Quarterly Census Employment and Wages Provide a brief summary of the data set. The Quarterly Census of Employment and Wages (QCEW) program is a cooperative program with the Bureau of Labor Statistics (BLS). The QCEW program publishes a quarterly count of employment and wages reported by employers covering more than 95 percent of U.S. jobs available at the county, Metropolitan Statistical Area (MSA), state, and national levels by detailed industry. The program produces a comprehensive tabulation of employment and wage information for workers covered by state unemployment insurance (UI) laws and federal workers covered by the Unemployment Compensation for Federal Employees (UCFE) program. What was the purpose for developing this data set? Data from the QCEW program serve as an important input to many Bureaus of Labor Statistics programs, and other Federal and State programs for statistics and research publications. At the national level, the QCEW program publishes employment and wage data for nearly every NAICS (North American Industry Classification System) industry. Employment data under the QCEW program represent the number of covered workers who worked during, or received pay for, the pay period including the 12th of the month. Provide the year (and optionally month, or month and day) for when the data was collected. 2025

Briefly describe the methodology for the data collection. The Quarterly Census of Employment and Wages Program is a cooperative program involving the Bureau of Labor Statistics (BLS) of the U.S. Department of Labor and the State Employment Security Agencies (SESAs). The QCEW program produces a comprehensive tabulation of employment and wage information for workers covered by State unemployment insurance (UI) laws and Federal workers covered by the Unemployment Compensation for Federal Employees (UCFE) program. Publicly available files include data on the number of establishments, monthly employment, and quarterly wages, by NAICS industry, by county, by ownership sector, for the entire United States. These data are aggregated to annual levels, to higher industry levels (NAICS industry groups, sectors, and supersectors), and to higher geographic levels (national, State, and Metropolitan Statistical Area (MSA)).
Describe the total population from which the sample was taken. Colorado workers covered by State unemployment insurance (UI) laws and Federal workers covered by the Unemployment Compensation for Federal Employees (UCFE) program. For this survey, that amounted to 116,867 persons.
Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed. Persons surveyed are those who hold jobs in the State of Colorado during the survey period. For this survey, that amounted to 116,867 persons.